

Le Gavroche

September 2016

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MICHEL ROUX JR

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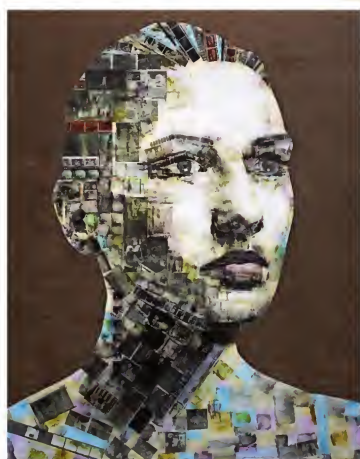
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MICHEL ROUX JR, PHOTOGRAPHED
EXCLUSIVELY FOR THE RESIDENT BY
TOM DUNKLEY

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Letter from the EDITOR



I am running dangerously close to sounding like a broken record – or maybe it is already too late for that – but I am still in the doldrums post-Brexit. Yes, yes, not a great deal is happening right now and probably won't for some time yet, but there's no getting away from the result.

A few optimistic souls have been hanging on to the possibility of a second referendum, but let's face it that won't happen. Whether I agree with the outcome or not, that's why we live in a democratic society.

So why the constant bugbear? Put simply, it's down to the phenomenal people around this area that constantly remind me of the impact foreign nationals have had on our great city. Take the Roux family. Le Gavroche is almost 50 and visiting recently it has not lost any of its spark at all. Unbelievably, our cover star Michel Roux Jr has been busy in the kitchen for 25 years and judging by our exclusive interview with him, he is certainly not feeling in any way tired of the dining scene here.

Design, too, is something inextricably linked to a global scene. As the London Design Festival returns, bringing with it a whole of host showrooms opening their doors to the public, Kara O'Reilly quite rightly makes the case that international designers have changed the London scene for the better.

But let's take a step back – or a seat, especially as we are running a special dedicated to the art of lounging – and also give ourselves a pat on the back for the many ways we also are leading the way. Let's start at the top and Paul Edmonds, the A-list hairdresser who offers up some top tips that makes even me feel confident of pulling off the latest look. Then there's Ann Sadler, who is Chelsea through and through, taking us on a journey spanning 20 years of PR success stories. Jean-David Malat is another who warrants attention, considering the founder of the Opera Gallery is renowned for uncovering rough gems in the artistic world and turning them into shining diamonds. And we may not boast rolling fields, but we can lay claim to having the finest purveyors of all things shooting, from Purdey to Holland and Holland.

'In the 1960s there was a real reticence towards French cuisine,' says Michel Roux Jr. How times have changed – leading me to hope that the same will happen again in the not too distant future.

Mark

Mark Kebble, Editor

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THE INSIDE TRACK

*Don't miss the chance to see rare
photos of Kate Bush by Guido Harari*

Respected Italian music photographer Guido Harari collaborated for over a decade with the extraordinary Kate Bush from 1982-93. His new limited edition book, *The Kate Inside*, contains over 300 amazing images, many unseen and unexpected photographs, Polaroids, contact sheets, personal notes from Bush and outtakes. There will also be a special exhibition at the Art Bermondsey Project Space from 13-30 September.

Find out more information by visiting project-space.london



LIP MUSIC

Internationally acclaimed interior designer, Maurizio Pellizzoni, has designed a new cover for Bang & Olufsen's innovative Beoplay A9 music system, launching exclusively at Harrods from the B&O space on the Third Floor. Featuring statement red lips, the design is the epitome of Italian style.

beoplay.com/A9



EXHIBITION

Majestic images

Photographer Nur Tucker loves nature and animals, but her passion for horses is second to none. She is passionate about the enigma behind how horses have had such an effect on humans throughout civilisation and across many cultures. Opening on 14 September at The Showroom Presents, this is an unmissable opportunity to truly see the majesty of the horse.

25 Effie Road SW6 1EL;
nurtucker.com



EXHIBITION

From 19 September-13 October, The Fine Art Society in Mayfair will stage the first major retrospective of the British Pop artist and sculptor Gerald Laing on the fifth anniversary of his death, featuring 60 works of art.
thefineartsociety.com

LAUNCH

Signature smell

Alexander McQueen has announced the launch of McQueen Eau de Parfum. Inspired by haute parfumerie, McQueen combines the highest level of perfume artistry with innovative, unique and contemporary design. The stunning dark poise of McQueen translates beautifully to this fragrance under the directorship of Sarah Burton. McQueen Eau de Parfum is a lighter scent that combines rare essences and modern extraction techniques.

McQueen Eau de Parfum is available now from Selfridges



EXHIBITION

CYBER WORLD

The Hospital Club will be hosting *Cybernetic Art*, showcasing the extraordinary work of Ivan Moscovich, from 23-25 September. The artist's career has been integral to the pioneering of mathematical art including the Harmonograph.

24 Endell Street WC2H 9HQ;
 020 7190 9100; thehospitalclub.com

PORTFOLIO



RED LETTER DAY

REDValentino, the company renowned for its luxury bags and accessories, has opened its first flagship store on Sloane Street. An evocative and luminous space, the new store oozes energy, luxury and a vibrant spirit, a worthy addition to the up-to-the-minute scene of Sloane Street.

133 Sloane Street SW1X 9AX;
redvalentino.com



EXHIBITION

COLLECTOR'S ITEMS

The LAPADA Arts & Antiques Fair returns for its eighth year at the suitably breathtaking surrounds of Berkeley Square, Mayfair. The Fair, running from 13-18 September, offers an unmissable opportunity to source and buy some of the world's most coveted works of art, antiques, design and decorative arts.

lapadalondon.com

MUSIC

Hall of sound

Cadogan Hall presents the tenth Zurich International Orchestra Series with 16 concerts performed by 11 international orchestras and an array of celebrated conductors. Starting on 26 September, with dates through to 2017, highlights include Edward Gardner conducting the Bergen Philharmonic Orchestra (pictured) in works by Grieg, Elgar and Bartók.

5 Sloane Terrace SW1X 9DQ;
020 7730 4500; cadoganhall.com





Jonathan Zlotolow,
Victor Arellano



William Thuillier,
Alvaro Picardo



Henry Bickerton, Charlotte
Freemantle, Will Fisher



Rafael Miyar,
Jane Meyer

PARTY

FIESTA FLAVOUR

A summery international crowd of fun-seeking authors, journalists, film directors, designers and property tycoons recently celebrated the launch of Natalia Miyar Atelier as the sun went down on South Kensington. The fiesta celebrated the launch of Natalia Miyar's first own-brand interior design studio – Miyar is one of the strongest interior design talents to emerge in recent years (and is well known for her role at the helm of Helen Green Design). The cobbled mews was transformed for the night into a Havana street scene with a background of guitar melodies drifting down from the latino musicians stationed on the balcony

See more at nataliamiyar.com



Tim Meyer



Stephanie Drax, Natalia
Miyar, Liisa Kermik



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Smoke & MIRRORS

We meet stylist to the stars Paul Edmonds at his Brompton Road salon to chat Chelsea blow-outs, beards and the BAFTAs

Words MADELEINE HOWELL

Alist hairdresser Paul Edmonds is a star in his own right, with regular clients including Emma Thompson, Julie Walters and the *Made in Chelsea* cast. As well as creating red carpet styles and every day cuts, his screen credits include *The Theory of Everything*, *Game of Thrones* and *Downton Abbey*. One of his personal career highlights, he reveals, was working with John Galiano.

At the time of writing, his Michelle Keegan makeover had gone viral and he has just completed Margot Robbie's redhead transformation for *Tarzan*. Edmonds himself is a voting member of BAFTA, and his team has worked with the cream of British talent at both the BAFTA Television Awards and the BAFTA Craft Awards, which celebrate the best in behind the scenes talent.

'With TV and film, it's not always about what will suit the person,' he explains. 'You might be trying to make them look quite ugly. You have to put on a slightly different hat to that of a normal hairdresser. When *Downton Abbey* was moving towards the 20s, we cut Michelle Dockery's hair off, but they decided to put a wig on her anyway, rather than having to put finger



With TV and film, you have to put on a slightly different hat to that of a normal hairdresser

waves in every day.'

The glamour and glitz of the red carpet and his movie star clients aside, when I enter his salon in Knightsbridge on a nondescript Wednesday morning, I immediately feel cocooned. The salon is a clubhouse-like rabbit warren, with its Georgian inspired interiors and plush vintage armchairs. Edmonds himself is a calming presence, with the hairdresser's gift of being both a good listener and a practised, fun conversationalist. He is more at home in his Westminster

abode than jet-setting, which he says is more stressful than it sounds. 'London is a place where creatives come together,' he says.

'They come to London to do their best work and then go off to Paris or New York. We're so close to the galleries and the Royal Academy. I'd miss them if I lived anywhere

else. You need something that makes you look, change your mindset, and gives you a kick.'

When it came to my cut and finish, Edmonds instinctively understood my preferences, and opted for a relaxed, flicky blow-dry as opposed to a full-on 'Chelsea blow-out' after a therapeutic snip discussing his new venture at Battersea Power Station and trips



The 'experiential' salon has a Georgian inspired, clubhouse-like feel



Margot Robbie's hair transformation for Tarzan was a three month process



with good friend Sam Smith to Ibiza and the Oscars. Despite his star-studded phonebook and colourful anecdotes, he's incredibly down-to-earth. 'Everyone thinks it's all superstars and high rollers,' he explains, 'but we also have everyday people treating themselves to a special moment. We're known for being very experiential and bespoke,' he continues.

'I get worried when people say they want this haircut like that person. All our stylists make the best of people's unique features. Hairdressing is smoke and mirrors – it's about playing up the good bits. You try to emphasise the eyes and the cheekbones, and play down the jaw. We contour the hair with colour to distract the eye.' In terms of products, Edmonds is a big fan of Shu Uemura, which gives the hair a 'clean canvas', and Kérastase's Fusio-Dose conditioning treatment. So, what trends are big at the moment? 'There's a move away from the big hair

Everyone thinks it's all superstars and high rollers, but we also have everyday people

look,' he tells me. 'One trend this year has been a kind of French, tously, easy care look that is shaggier and easier to recreate. We try to teach people how to dress their hair themselves at home. For men, beards have been a big thing. It's very much back to barbering at the moment, but there's also a shift towards longer hair for men. I'm not sure whether that will take over or whether it will co-exist with shorter cuts.'

Beauty is another facet to the 360 degree, holistic experience that Edmonds has created at the salon. As well as a nail bar with jazzy television screens, his therapy rooms offer results-driven, mega-effective treatments and hi-tech products like SkinCeuticals and Endocare. He's proud of having sought out the best and most experienced in the industry to work alongside his resident semi-permanent makeup artist Lara Kay, who

are able to tackle concerns including wrinkles, pigmentation, acne and scarring with both immediate and long-term results. I felt in safe hands indeed with Sunita Chouhan, who efficiently and accurately identified and tackled my problem areas, and introduced me to LED Light

Therapy for the first time. Aesthetic procedures like dermal fillers and Platelet Rich Plasma Therapy are also discreetly offered.

The set-up is meticulously thought out, and it's clear to see that Edmonds loves what he does. He admits that he is a people pleaser: 'I like making people happy,' he smiles. Book yourself in, and prepare for a treat.

217 Brompton Road SW3 2EJ; 020 7589 5958;
pauledmonds.com

Edmonds emphasises the eyes, cheekbones and unique features of his clients





The shop, pictured above, is popular with wealthy clientele and stocks an abundance of pre-loved designer clothing

A CLOTHING *emporium*

Oliver Swann is a pre-loved clothing agency like no other, and they are looking for Londoners who want to get involved



Do you adore pre-loved clothing, or perhaps love nothing more than a Sunday spent rambling around trinket shops? Have you found yourself with an abundance of designer finds, overflowing drawers, and need to de-clutter?

Oliver Swann in Tunbridge Wells is a high-end gentleman's and women's wear dress agency, selling pre-loved designer clothing, handbags, shoes and accessories all in great condition. It is the perfect solution for someone who needs some of their collections of clothing, or years of hoarding taken out of their hands.

If the thought of simply getting rid of your prized clothing collections is too much to handle, the emporium also houses some of the best in pre-loved and the occasional rare vintage for you to replace and replenish your wardrobes with. It is so much more than just an agency at Oliver Swann, as every detail of the time spent working with you is thought about to a fine T – from personal pick-up services and consultations, to champagne and jazz evenings to round a hard days shopping off with.

What they are really looking for are Londoners with a keen eye for style. The store is seeking style lovers that can come to the store to buy and sell their pre-loved second-hand designer clothes and accessories.

'We are looking for cashmere, fur, leather, handbags and accessories in particular,' explains Susannah Swann. 'Due to our luxury focus, the items will preferably be Cartier, Dior, Hermes, Mulberry, Gucci, Prada, and Armani to name a few.' Everything that you find within the business

is quality, pre-loved designer clothing and accessories, but at a fraction of the original price – what more could you want?

With such a focus as a store in the capital city and not just in Tunbridge Wells, though, it means that there is a personalised consultancy service on offer from the experts whereby Susannah will come to your home or business in London in order to provide a consultancy and take the clothes away for you. All the hard work is done for you; Oliver Swann sells on behalf of you, and takes a cut in exchange. The designer items collected in London are then sold to the very wealthy clientele of the Tunbridge Wells area.

Once the fun of selling and replacing your wares with new items is over, Oliver Swann wants to keep the focus on the London clients going with late champagne openings every Thursday until 10pm, coinciding with jazz music to chill to as well. In fact, from October onwards they will be opening on the last Thursday of each month with even later opening and their own Jazz pianist, the well-known musician in both the country and city Robert Reid, who has often appeared in Ronnie Scott's.

If this isn't enough for you, they also have two other stores in Rye, East Sussex – La Maison Rye and Swann Emporium Rye. So, have an impressive wardrobe in need of a clear out and simply don't know where to start? Oliver Swann is the agency for you.

For more information, please call Susannah Swann on 07850 342 850



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GOOD PRESS

Not many people know Chelsea as well as Ann Sadler. Here she reflects on the changing face of the King's Road and 20 years of her PR company

Words MARK KEBBLE

Never have I been so relieved to be inside on a day when the thermostat is touching 30 degrees outside. London is baking, finally, but dressed in a suit it's the last thing I wanted – until I found myself in one of 11 Cadogan Gardens' impressive suites, with its wonderful air con, to meet with the woman who has headed up its relaunch PR, Ann Sadler.

Anyone who is anyone in Chelsea will know the founder of Sadler & Co. Sadler and her team boast some of the most luxurious resorts and hotels on their client list, but that was all a distant dream back in 1996 when she decided to go it alone. 'I was working for another PR agency at the time,' she recalls. 'My children were young and I decided to go it alone because of the independence,

Saatchi Gallery, Cadogan Hall, two good cinemas on King's Road... I love that you have all this in SW3

and the work/life balance it gave me. It was nerve-racking as I wondered, due to the fact I wasn't at a big agency, if people would still speak to me. But it ended up working!

Her first clients back then were the Coral Reef Club in Barbados and its sister hotel The Sandpiper, both of which refreshingly remain a part of Sadler & Co's roster. It's no surprise as Sadler proves to be a very personable interviewee, and one who appears to hark back to some forgotten times. 'I maintain face to face meetings, as I



Sadler & Co clients, clockwise from below, The Sandpiper, Villa d'Este and Sugar Beach



think that's very important for discussing ideas, something you don't get with an email exchange,' she insists. 'Things in PR have changed of course. Having worked with journalists for years, we now have a whole new breed who are bloggers, instagrammers, influencers and for some of our clients the remit is wider to embrace these.'

Has Sadler & Co as a company changed much over 20 years? 'I like to think we have got the same values,' she considers, 'which is having strong relationships with influential media and strong relationships with clients. I would say we have grown organically. I took the decision early on that, rather than be a one size fits all, we would focus on that luxury sector and almost without exception all of our clients we have today are privately owned.'

You will see to the right some of Sadler's personal highlights from the last 20 years, but her relationship with Chelsea goes back even further. 'Nearly all my working life I have been based in SW3,' she says (her first job was working with the designer Ossie Clark

on the King's Road). 'The Cadogan Estate has done well here, I particularly like what has been done at Duke of York Square – their Saturday market is fabulous. Have you been to the Rolling Stones exhibition at the Saatchi Gallery? It's noisy, but great. You have Cadogan Hall, two good cinemas on the King's Road... I love the fact you have got all that in Chelsea.'

So Sadler & Co is 20 years young, but does its founder remain ambitious for the future? 'I am enjoying diversifying slightly,' Sadler says. 'We have recently started working with a couple of design clients. A lot of the hotels we work with have a design element to them and I enjoy working with designers. One is Bannenberg & Rowell, the luxury yacht designers, and we have also started to work with Kitesgrove, founded by a young and very creative French designer called Sophie Elborne, and we will be launching their new development in Harrington Gardens soon.' Hot stuff indeed.

22-24 Ives Street SW3 2ND; 020 7581 4111;
sadlerandco.com

Decades of decadence

ANN SADLER'S HIGHLIGHTS FROM THE PAST 20 YEARS

The one place that took your breath away...

It is a hard one to answer, but one that stands out in my mind was Villa d'Este on Lake Como. In terms of its location, where the mountains meet the lakes, it's stunningly beautiful.

The best launch party...

The most high profile and glamorous event was the launch of the Bulgari Hotel in Knightsbridge. We worked on the campaign for just over two years to launch them into London and the opening party was really quite something. Everybody was trying to get in. The security was extraordinary as they had so many of the Bulgari jewels displayed there.

The most interesting person...

I have worked with a lot of innovative, interesting and talented people over the years. If I had to pick one, then Count Rudi von Schönburg, who was the original General Manager of the Marbella Club. They have a younger team at the helm now, but he's still there and never forgets a face. He's a remarkable man, full of stories. The other person I admire enormously is Gordon Campbell Gray, who is restoring the old Phoenicia Hotel in Valletta in Malta, which is our next big launch.

The latest launch...

I refer to 11 Cadogan Gardens (below) as Chelsea's hidden gem. The restaurant here, Tartufo, is excellent. It's not a see and be seen hotel, but a lot of really well known faces come here because it's discreet.





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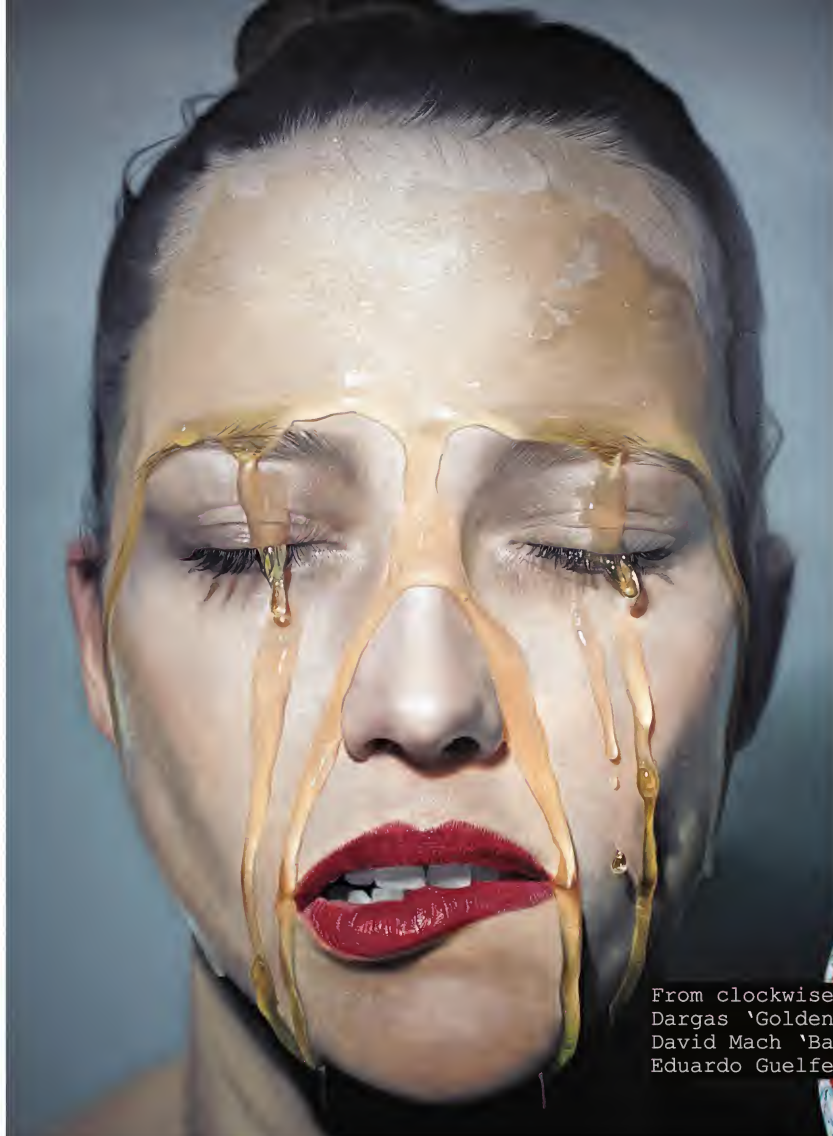
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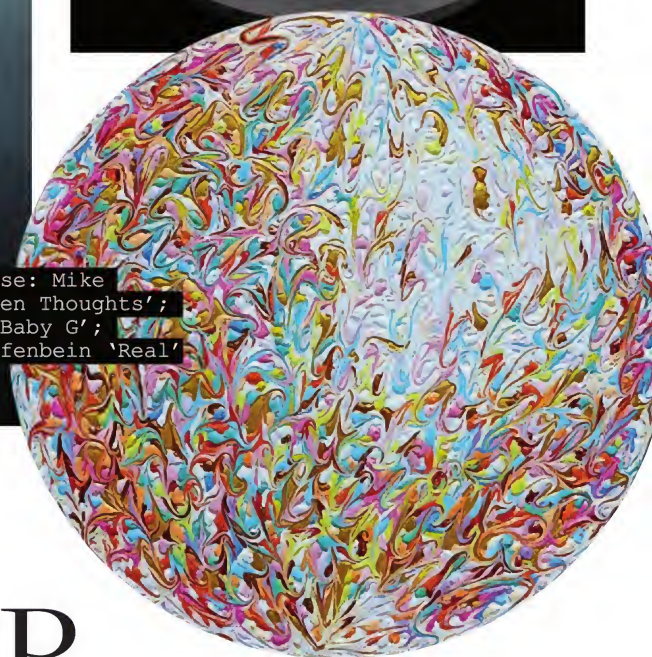
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PAUL HAMPARTSOUMIAN



From clockwise: Mike Dargas 'Golden Thoughts'; David Mach 'Baby G'; Eduardo Guelfenbein 'Real'



ARTISTIC ENDEAVOUR

Jean-David Malat is the man to know in the arts world right now, but he insists it's all about setting the scene for the next generation

Words EMILY MANSON

Death and taxes may be the only certainties in life, but Jean-David Malat would like to add one more: art. And as director of the London branch of the international Opera Gallery on New Bond Street, he should know.

He's convinced it's the best investment anyone can make right now. 'Art is a very safe investment because there are more and more collectors

around the world, and less and less pieces – especially masterpieces. We saw that at the auctions as soon as Brexit happened – Christie's sold a Buffet for over £1m for the first time.'

He reels off investable artists such as Lita Cabellut, Andy Denzler, Ran Hwang and Joe Black as well as Mike Dargas, the last of which he confidently expects to double in value in a few years from Euros 20-40,000 to around Euros

80-120,000. And, despite my unfortunate lack of a spare £40K, I can't help listening, because the debonair Frenchman is one of the most influential people in the UK art market right now.

A self-styled kingmaker with a seemingly Midas touch, his background in retail (he began selling World Cup souvenirs in a Parisian shop before coming to London to work in fashion), has helped him take the sleepy art world by storm over the last decade. His skill is not only in the positioning of pieces within his gallery mixing masterpieces with new works – thereby exposing unknowns to collectors and his A-list celebrity buyers – but also in being able to 'discover' these new artists.

Much is made of him finding Oli G. Johannsson, the Icelandic fisherman, and



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People want to move away from abstract and go back to real crafted art

he admits his proudest moment was signing him on a wooing trip to Iceland. More recently, he discovered Dargas on instagram and the collection earlier this year sold out before it even opened at the gallery. He's pragmatic about this. 'It's important for an artist to have powerful patrons especially with social networks – an instagram picture of a celebrity in the gallery with someone's work will go straight to thousands of their fans. It's important to play with that today.'

And his celebrity buyers are certainly very powerful – they include Lily Allen,

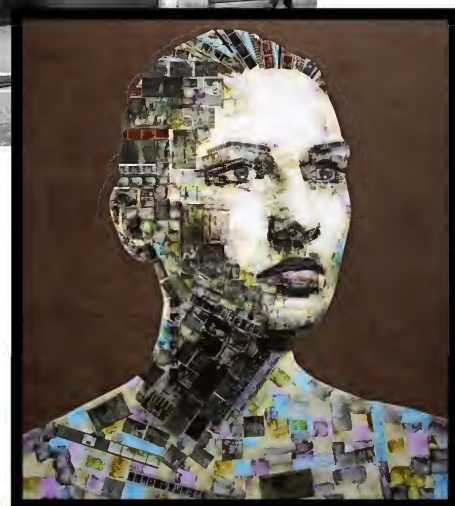
Madonna, Gordon Ramsay and Arnold Schwarzenegger. To date, he's 'discovered' around 12 artists including Joe Black, Nick Gentry and some street artists in addition to Johannsson and Dargas. 'Not all make it,' he insists, 'but to have two or three of them doing well internationally is great.'

Of course this could be a purely mercenary business-tactic – you need a pipeline of living artists to keep contemporary art alive, but you get the feeling that aside from the sales, this is actually Malat's genuine passion: finding little known artists and promoting them from obscurity to international acclaim.

'To discover an artist and make them international is not just about money,' he says. 'I need to have a good connection with the artist personally and with their work. Then I do everything I can to make them well known – advise celebrities, museums and collectors to buy the works.'

So what does he look for? 'Something that makes you stop and look. I need to love the art, the person and connect with their story. There are a million artists in the world and we see the same all the time. It's so nice to see something different or unique. I think people want to move away from abstract and go back to real crafted art.'

His other aim is introducing new potential buyers to the world of art –



something he's equally passionate about. With a top location on Bond Street and an eclectic mix of contemporary and modern work (he doesn't do old masterpieces or conceptual art), he says: 'We have a lot of different styles and are welcoming to everyone. We often have students sitting on the floor drawing pieces. I believe we have to be open and talk to everyone, because they will then talk to someone else. It's about getting new collectors into the art world.'

Indeed, his most prolific collector to date stumbled across the gallery while looking for shoes on Bond Street and began his collection with a single £10,000 piece. 'Now he has hundreds,' smiles Malat. And as I walk out the door past a giant gorilla made of coat-hangers, I can't help wondering who will be in the market for that today.

134 New Bond Street W1S 2TF; 020 7491 2999; operagallery.com

HOW TO BUY

JEAN-DAVID MALAT'S TOP TIPS ON ART BUYING

- 1 Figurative works are coming back into fashion; abstracts are moving out.
- 2 If it's for your home buy something you really like and what you feel is right – it's important to go with your own feelings.
- 3 Buy from a reputable dealer or gallery.
- 4 Go into a few different galleries to find out what you really like.
- 5 Look at auctions so you know you are paying the right price.

A person wearing a brown tweed jacket, a dark flat cap, and dark trousers is standing in a green field. They are holding a double-barrel shotgun high above their head, aiming it upwards. The background shows a line of trees under a cloudy sky.

Taking aim

*Here are some words of wisdom
for the man (or woman) about
town with an itchy trigger finger...*

Words NICK HAMMOND

The likes of Purdey and Holland and Holland will ensure you look the part



Whether you're renewing a past passion, refurbishing some old kit or diving in at the deep end with a new hobby – sporting Mayfair awaits you. Although it's a fair trek to open countryside and its fin, fur and feather, our little enclave of civilisation caters for the field sports lover with just as much TLC as it does for any of its confirmed urbanites.

Shooting can be another in a long line of daunting prospects to the uninitiated; what's the difference between a 12-bore and 20-bore? An over-and-under, or a side-by-side? Game shooting and clay pigeon? A bewildering array of firearms and ammunition; hanger after hanger of wildly differing clothing and accessories, accoutrements, gadgets and knick-knacks litter every shooting shop, magazine and website. And that's before you've even pulled the trigger!

But help is never far away in Mayfair. Take the Home House Shooting Society, for example. The private club's Society was founded 16 years ago by the crackshot PR guru Claire Zambuni at its luxurious base in Portman Square. She set out to introduce like-minded folk to the splendours of top-end shooting, whether clay pigeons or, eventually, game. And before you cry foul – the Society is open to non-members.

'I started it not long after joining Home House,' says Zambuni. 'And I thought it was crazy there wasn't something



already set up. I'd been originally introduced to shooting by a friend I met in the corporate world, having had no interest in shooting

whatsoever. I fell in love with this new sport that exuded tradition, culture and the outdoors.'

A typical Home House Shooting Society event takes place at a clay ground near London. The Holland and Holland Shooting Ground, for example, is just 17 miles away and set in 60 acres of rolling woodland. It provides every sort of testing shot imaginable, from complete beginner to Olympic standard. And you won't go short of hospitality there, either.

Shooting Society newbies will be taken under the wing of an experienced shot at all times. And no, you don't need a shotgun licence to go along and try the





fun. A little light refreshment to start, then some practice shots at the clays, some basic tuition provided where needed and after all the fun, a few popped corks and a refreshing glass of wine. What's not to like?

If you get well and truly hooked, Mayfair will still continue to look after you. You can zoom straight from the ground to the Holland and Holland sister shop in Bruton Street and salivate over the exquisite range of guns on sale here, not to mention the clothing, gun slips, cartridge cases and artwork.

Then there's the legendary English gunsmith, James Purdey & Sons, based at Audley House in South Audley Street. Or the Beretta store of St James's Street, on which you will also find the classically British William Evans, complete with wall-to-wall armoury and the finest country clothing imaginable. Orvis of Regent Street may be a name synonymous with fishing, but they make a killer range of shooting clothing and accessories too.

And before you know it, you'll be losing delightful hours of your life browsing in these shops and others like them; glorious smelling, aesthetically pleasing, full to the brim of covetable goodies – and all of it redolent of a day in good company in the great outdoors, gun tucked under your arm.

Welcome to the club. It's time to load up.



TARGET BUSINESS

Where to indulge in a spot of gun play about town

Home House Shooting Society

Can be contacted at 020 3137 9078 for more information and how you can attend a meeting.

Holland & Holland Shooting Grounds

Ducks Hill Road, Northwood, Middlesex HA6 2ST; 01923 825349; hollandandholland.com

Holland & Holland Flagship Store

33 Bruton Street W1J 6HH; 020 7499 4411, hollandandholland.com

James Purdey & Sons

Audley House, 57-58 South Audley Street W1K 2ED; 020 7499 1801; purdey.com

Beretta

36 St James's Street SW1A 1JD; 020 7408 4411; beretta.com

William Evans Ltd

67A St James's Street SW1A 1PH; 020 7493 0415; williamevans.com

Orvis

11B Regent Street, St James's SW1Y 4LR; 020 7930 8521; orvis.co.uk

Shot in the park

Put everything into practice at The London Shooting Show

London Shooting Club and West London Shooting School are collaborating to launch The London Shooting Show. The show will be an invitation only, exclusive event on the 16-17 September at the West London Shooting School in Northolt located only 30 minutes from the centre of London.

Britain's finest gunmakers have welcomed the opportunity to display their guns to the mainly London shooters who will be invited to visit the show. With over 300,000 gun licence holders within one hour's drive of the show ground, the visitor list will be carefully managed and this will be the shooting event of the year for game shooting enthusiasts.

The organisers have gathered a superb selection of new and second hand fine English guns to give visitors the chance to start the game shooting season in style. The rifle range on the show site will enable the demonstration of fine hunting rifles and visitors will have the chance to fire large calibre ammunition. Clive Hetherington from the London Shooting Club, who is managing the show, has said that 'we expect every make of gun sold in the UK to be available at the show to try and buy'. Visitors will be able to shoot both rifles and shotguns on the ranges.

Entry will be by ticket only and surplus from the £10 entry price will be donated to charity. See more at londonshootingclub.com/london-shooting-show



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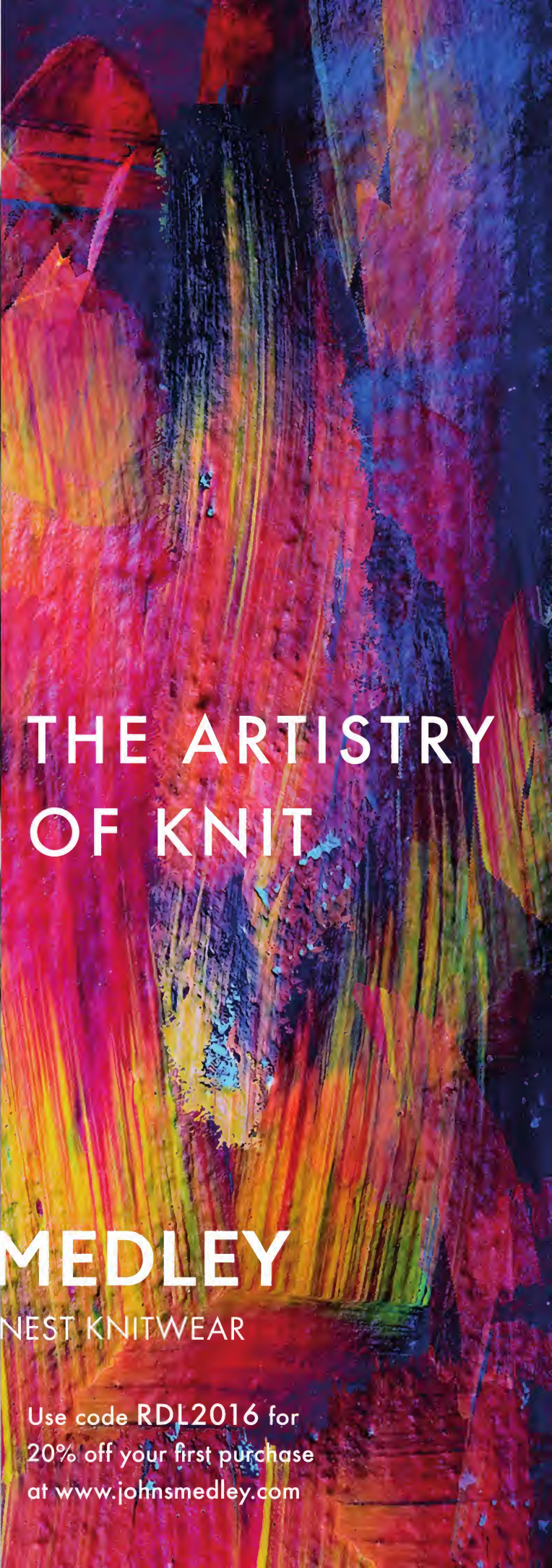
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HENRY CONWAY

The rules when dressing for dinner

Traversing the horrors of contemporary social etiquette is something I am too frequently consulted on. In what is increasingly a casual age, when the man in scruffy jeans and battered T-shirt could be your plumber or Elon Musk, the lines of sartorial decorum are fluid to the point of utter incomprehension. Never more is this apparent than when going out to dinner. A bygone era would have a trip to Scott's clearly needing a chap in jacket, collared shirt and slightly battered John Lobbs, but now all bets are off. The average hedgie will only don a suit for weddings and funerals, yet the fashion zeitgeist sees even high street labels pushing silk pocket squares – when it comes to fine dining in London, the sartorial choices are often as schizophrenic as the cuisine.

Balenciaga hoodies now seem more Mayfair appropriate than chaps in spats (which demarcate you as having strayed from Dalston), so how do you get it right? Test the mood of the restaurant you're off to.

Sexy Fish (pictured) is the hot spot de jour, with a wide ranging clientele – don't try and compete with its acres of marble, keep it simple. For the girls, a bandage dress might inadvertently put you on the menu, so try something classic and soft – a wide leg trouser or jumpsuit – something that says you're not trying too hard. Relaxed glamour is the watchword of every Mayfair eatery. Tempted to dress for your surroundings? Lunching at Park Chinois the other week, I went for a round collar shirt rather than the full mandarin

– you don't want to be mistaken for a waiter. Though, don't get me wrong, when I come back to the glittering club downstairs, I will be head to toe in full 18th Century Chinoiserie.

Dressing down is only going to get more widespread, but if you end up foreseeing a situation where you have to darken Annabel's or Mark's Club, be armed and avoid the social suicide that is the 'club jacket', handed to you with disdain, and usually unforgivably shiny and voluminous. One night at Annabel's I did have to wear it, so simply rolled up the sleeves, and tried to distract people with my hair flicks. I was rumbled twice. Even if you're called out on your clobber, be immaculate in your manners – the quickest way to get out of my Little Black Book is being mean to serving staff. There is no excuse.

Sometimes I do wonder if the old guard despair entirely of the new casual. While I embrace its freedoms, do still dress for your surroundings, and even take inspiration. The uniforms at The

Rosewood's Holborn Dining Room staff got me racing back to order more tartan, and the double denim at the Mayfair Pizza Company made me go hunting 90s denim shirts.

The only thing I should worry about in this brave new world is restaurant hair. Lee Radley, who tends my tresses at Nicky Clarke, says: 'Hair should be done, but always do it, then undo it. It should have a slight bit of rebellion to it – looking like you had a quick romp in a cupboard to give it that sexy look.' Right, I am off to perfect that 'Nobu' look...

Your dress might put you on the menu and you don't want to look like a waiter





PORSCHE POWER

Teahn Glover explains why the newly launched Panamera is sending things into hyper drive for the luxury car manufacturer

Words MARK KEBBLE

What's the story behind the Panamera model?

The name of the Panamera was derived, as was the 911, from the Carrera Panamericana Race in Mexico. Although first unveiled in 2009 at the Shanghai International Automobile Show, the concept behind the Panamera was developed between 1988 and 1991 in the 'Porsche 989' – a luxurious and comfortable 4-door touring sedan that maintained the performance of a sports car and a design to only be described as a stretched 911. Although the Porsche 989 never made it to the market, the Porsche Panamera has kept these principles and reconciled two contrasting characteristics: the performance of a sports car and the comfort of a luxury saloon.

Can you offer an overview of the models' new features...

The integrated 4D Chassis Control system analyses and synchronises all chassis systems in real time and optimises the road performance of the new Panamera. Porsche is also taking knowledge in the areas of

steering precision and handling from the 911 Turbo and 918 Spyder, and adapting this for the Gran Turismo, with new rear axle steering feature. Brake performance has also been improved.

The Panamera is equipped with many standard and optional assistance systems, which make driving both more convenient and safer. The most important new systems include a night vision assistant, which uses a thermal imaging camera to detect pedestrians and large animals, and displays a colour highlighted warning indicator in the cockpit.

In addition, the Porsche Panamera offers the best versatility of any model in the luxury car category, making it the most practical for everyday use with a 40:20:40 split of the folding rear bench backrests (495 to 1,304 litres of luggage capacity). Raising the comfort experience of the Panamera to an entirely new level are new equipment options such as the panoramic tilt roof, massage seats, ambient lighting and a 3D high-end sound system from Burmester.



The unique design is unmistakably a Panamera and unmistakably a sports car



What do the V6 and V8 engines offer?

A Porsche has always impressed with more than just power; efficiency is equally fundamental. To elevate this formula to a new level, all of the second generation Panamera engines have been redesigned. Each has been made more powerful, while significantly improving fuel economy and reducing emissions. Three new bi-turbo direct injection engines are being introduced at the market launch: in the Panamera Turbo, the Panamera 4S and the Panamera 4S Diesel.

What design elements particularly stand out?

Visually, the unique design of this Porsche is reflected in a new expressive appearance: unmistakably a Panamera, unmistakably a sports car – with long, dynamic proportions, pronounced shoulders, athletic flanks and an extremely ‘fast’ (rearward sloping) roof line that is 20 mm lower at the rear. This typical Porsche outline silhouette, or ‘flyline’, creates a stylistic link to the Porsche 911.

The Panamera has only grown six millimetres in width, but features such as the A-shaped air intake, which extends out to the sides and fashions a completely new front-end design, create a broader stance. A precisely designed crossbar in the radiator opening also subtly emphasises the car’s powerful sense of purpose. The typical Porsche interior has been reinterpreted as well. Black panel surfaces and interactive displays combine a clear and intuitive user interface – similar to that of smartphones and tablets – with the practical requirements for controlling the car. The number of traditional hard keys and conventional instrument dials has been reduced significantly. They have been replaced by touch-sensitive panels and individually configurable displays that take centre stage in the new Porsche Advanced Cockpit.

Teahn Glover is a part of the Porsche Centre Mayfair team, who are selling the Panamera Turbo now. Berkeley Square W1K 3NA; 020 7514 0900; porschemayfair.co.uk



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David Rai, CEO of GVE London, on what makes the dealership stay ahead of the rest

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ROAST RABBIT IN PANCETTA AT ORMER MAYFAIR

MIX OF INGREDIENTS

Michel Roux Jr and Shaun Rankin on Mayfair's foodie evolution

Two restaurants featured in this month's gourmet special perfectly highlight why Mayfair is *the* place to go for haute cuisine. Le Gavroche's doors have been open for almost half a century, but its food is anything but tired. The man behind the cooking today, Michel Roux Jr, talks about what inspires him on a day to day basis. Ormer Mayfair is being hyped up to incredible levels, but it's little surprise given Shaun Rankin's success in Jersey. He tells us why now is the time to open in Mayfair.



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TOM PARKER BOWLES

Trends? It's all about quality and longevity

Forget hot. Because when it comes to new restaurants, the very last thing you want is to be suffocated in that pungent smog of hype and hyperbole. Sure, for those first few weeks, the booking lines will burn red hot, while the night air is stained white by the paparazzo's flash. But once those fickle A-listers have troughed their last, they move on, like gormless wildebeest, to the next 'hot' spot. Compliments of the house, of course.

And so starts the steady decline. A year later, the chef and maitre d' have long gone, along with any hope of a decent lunch. What was hot is now most certainly not. But popular restaurants – now that's a whole different story. Places that have just opened, and have not only wowed the critics, but your mates too. Places like Santa Remedio in Shoreditch, a brilliant new Mexican place that reminds me of eating in, you've guessed it, Mexico. Thrilling tacos, zinging fresh salsas, an incredible grilled tongue dish plus micheladas, tequila and mescal. Pure Mexican bliss. And Peyotito, in Notting Hill, a whole lot better than its second-rate older sibling, Peyote. The chef, a young Mexican lady, is superb, and can make a cracking mole, plus very serious tacos too. A hidden gem.

Som Saa, on Commercial Road, is hardly unknown, but is easily the finest Thai restaurant in the country. No rough edges rubbed off here. Chillies sear, and the glorious pong of fermented fish is never far from the table. Deep-fried bass and duck offal soup are superlative, but there are plenty of delights for every palate. They only take booking for groups of four or more. Be warned.



Hoppers, in Soho, is a no booking place too, but well worth the wait. Sri Lankan hoppers, idlis and dosas, along with hot buttered shrimps and mutton rolls. Magnificent. The same group also own Bao in Soho, where queues wind down the street. But those pork buns are sublime. A new branch has just opened in Fitzrovia. The last of the no-bookers is the bonkers, but brilliant Black Axe Mangal in Highbury. Turkish meets British meets Sichuan. It's small but perfectly formed, food to make the taste bud holler with delight.

For those wanting to actually guarantee a table, Noble Rot on Lamb's Conduit Street is the ultimate wine bar with some of the best food I've eaten all year. Smoked eel, buratta, guinea fowl and cracking wine too. Equally adept is Frenchie in Covent Garden; high-end French food without a jot of pretension. The Frog, in Shoreditch, might sit on the edge of a car park, but to find cooking this good is nothing short of miraculous. Chef Adam Handling is a master.

Although all the above are justifiably popular, I would never call them hot. Because hot means trite, transient and trendy. These beauties are here to stay.

EDITOR'S CHOICE – LONG-TERM LOCAL FAVOURITES

FERA AT CLARIDGE'S

We can't get enough of their menus inspired by the constant changing of the seasons. Aulis, their development table accessed through the busy kitchen, has enchanted things even further.

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KEEPING UP WITH TRADITION

Le Gavroche is approaching its 50th birthday, with Michel Roux Jr there for 25 of those years. Here he reveals the secrets to its success

Words
ALEXANDER
LARMAN

There aren't many chefs who can say that they've been at the same restaurant for 25 years, and even fewer who can look forward to celebrating its 50th anniversary next year. All credit, then, to the indefatigable Michel Roux Jr, who has combined keeping the legendary Le Gavroche as one of London's finest restaurants (with two Michelin stars to prove it) with a hectic extra-curricular stream of activities that has included everything from judging *Masterchef* and running marathons – 20 so far – to writing acclaimed cookery books and promoting other ventures.

We meet in a small private dining room at Le Gavroche, where Roux Jr has just finished having his picture taken. Unlike some chefs, whose culinary skill is not matched with articulacy, Roux Jr is a seasoned interviewee who answers questions with the professionalism and interest of someone who has been working at the peak of his chosen career for decades, succeeding in both England and France. When asked why his restaurant – the great grande dame of fine dining – has remained popular while countless other ones have put their metaphorical chairs on the tables, Roux Jr answers: 'The average lifespan of a restaurant in London is five years, and longevity comes from consistency. We have to deliver a product that people like, but also one that evolves naturally, and not just for the sake of it; we



offer a classic experience, which is a great deal more than just food on a plate.'

He laughs cheerily, with the air of a man who has come out on the right side of the argument. 'In the 1960s, when we opened, London was a barren wasteland when it came to restaurants; ingredients were difficult to source, there weren't many people who had much money to go out for dinner, and there was a reticence when it came to eating French cuisine,' he states. 'Growing up as a child in a French family in Kent, it was an odd time, especially as we always ate traditional cuisine at home. By the time that I took over Le Gavroche, it

The menu at Le Gavroche continues to wow, with dishes, from left to right, including grilled scallops, marinated var salmon and panna cotta



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was regarded as a “toff’s dining room”, and I wanted to change that – to lighten up service, drop the tie rule, make the food a bit more contemporary.’ He pauses, and grins. ‘But the cheese soufflé is always going to be on the menu. People might like a bit of change, but they’ll never be impressed if that’s absent.’

Now, of course, it’s very different; as Roux Jr puts it ‘London is considered a food destination’, and occasionally there are even rumours that it outstrips Paris. All the same, coming from a family of chefs, he’s very much aware that he has preserved the traditional business, and it’s one continued by his daughter Emily, who, perhaps unsurprisingly, has also trained as a chef. ‘The Anglo-French tradition that I’m in – French cooking, but in England – has meant a lot of changes over the years; the principles are still upheld, but it’s because we operate at a high level that we have a wide variety of young chefs coming through our doors, keen to learn, just as front of house has always been at the highest level.’ Some of these young chefs have included Marco Pierre White, Gordon Ramsay and, under Roux Jr himself, Bryn Williams and Marcus Wareing. Roux Jr speaks fondly of ‘my protégés’, but also praises his peers and mentors – not least the original patrons of Le Gavroche, his father Albert and uncle Michel, and one of London’s greatest restaurateurs, the legendary Pierre Koffmann.

He’s worked 12 days straight when we meet ‘but

*Back in the 1960s
when Le Gavroche
opened there was a
reticence to French food*

I’ve got a day off at the weekend to watch the rugby’ and one gets the impression that he’d be disappointed if he wasn’t busy every moment of every day. He’s even philosophical about his high-profile departure from *Masterchef*, which took place

because of competing commercial interests, but does let slip that ‘I never find time to watch it – I never even watched it when I was on it, because I’m always at the restaurant!’

And, finally, what would his desert island meal be? Roux Jr doesn’t choose his famous

cheese soufflé, tempting though it would be. Instead, after ruminating for a moment, he plumps for lobster, ‘with really rich, creamy béarnaise sauce, and really good chips, with a sensational wine or champagne to go with it’. One imagines that it would be quite a pleasure to eat a dish like that prepared by Roux Jr’s capable hands; almost, you might say, worth being on a desert island for.

43 Upper Brook Street W1K 7QR; 020 7408 0881;
le-gavroche.co.uk

Le Gavroche has flourished under the watchful eyes of the Roux family



JERSEY INFLUENCE

With Ormer Mayfair set to open this month, Head Chef Shaun Rankin talks culinary inspiration and receiving his first Michelin star

Words RACHEL MANTOCK

It all began when Shaun Rankin was 16-years-old. A Yorkshire native thrown into the Mayfair deep end, walking into a kitchen packed with over 100 chefs, 14 of whom were French and his grasp of the language was minimal. Today, with one Michelin star under his belt, a hit Jersey restaurant, Ormer, and a second branch set to open this month at Flemings Mayfair Hotel, Rankin has come a long way since his first taste of the London dining scene as a teenager. 'At 16, I hadn't experienced life at all,' he reflects. 'It was honestly all quite daunting. However, it was a really good start for my career. I really got stuck in and I loved everything London had to offer.'

Thinking back to the most mind blowing learning curve he ever experienced in his career, something that shaped the way he approaches food to this day, Rankin names Chicago's Charlie Trotter's restaurant as the game changer. 'He was just using ingredients in such a

unique way,' he explains, 'in ways I had never even thought to use them before. At the time, it was the best restaurant in the world. You had things like fresh Alba truffles the size of baby heads coming through the door, along with massive Shiitake mushrooms from Japan and Kobe beef when it first came onto the market. Kobe beef was virtually unheard of in London at that point. Charlie Trotter's was at the forefront of the explosion of Asian influenced food. It was a great learning experience working with him.'

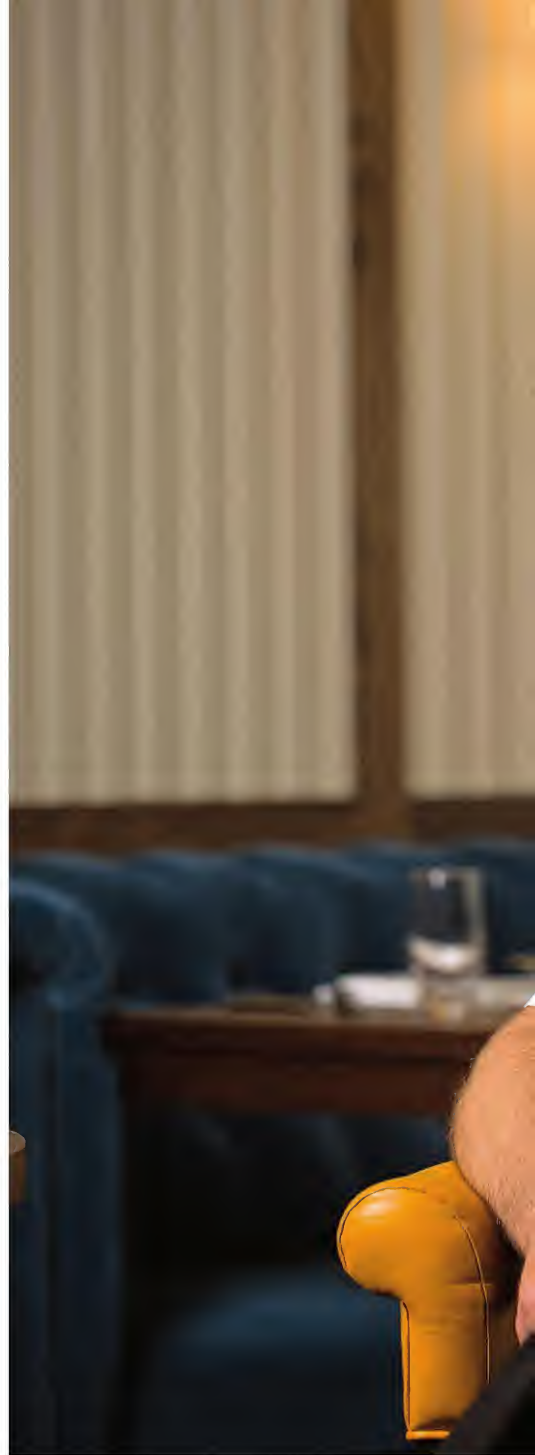
Rankin describes being awarded his first Michelin star for Ormer in Jersey as 'the best feeling in the world' and 'like a dream come true'. His ethos is to strive for the best always, having worked hard his entire career and finally being given the chance to cook what he wanted. 'The Michelin star was truly a life's accomplishment, how I felt at the time is unexplainable.'



Rankin with Henrik Muehle, General Manager at Flemings Mayfair

His love affair with Jersey started at 20 and it has influenced his cooking style ever since. The Edenic Jersey produce has weaved itself into his integral chef's fabric. After a brief time away from the island, Rankin returned because he realised there was nowhere else that offered the same pool of ingredients. 'It was like my own little kitchen garden,' he enthuses, 'full of shoreline and foraged ingredients, like lobsters, oysters and asparagus.'

Despite being comfortably at home in Jersey, Rankin was always keen to get



The best of Jersey and British produce make up the menu at Ormer Mayfair



We want to offer a little bit of everyday luxury, for our guests to be sat in sumptuous surroundings

back to the London dining scene. Ormer Restaurant's unique selling point is Jersey produce, something that Rankin knew would do well in Mayfair, along with sustainable British produce thrown into the mix. 'When I first started the meetings with Flemings, we discovered that our passions were similar,' says Rankin. 'We built a great friendship that progressed on the basis that we both had a wonderful

understanding of what we wanted.'

Ormer Mayfair will share twin qualities with Ormer Jersey in the form of dishes, with a selection appearing on the menus of both venues, such as oysters, saffron caviar and lobster ravioli with crab bisque and lemongrass. The lobster ravioli is a local favourite in Jersey, with guests coming back time and time again for its coastal freshness. 'We want to offer a little bit of everyday luxury at affordable prices,' Rankin explains, 'for our guests to be sat in sumptuous surroundings with great design, while being hyper focused on customer service and attention to detail.'

With Ormer Mayfair being hyped up, Rankin says he does feel pressure to



excel, despite being humbled by the swarm of praise he has received. 'We don't want to start singing and dancing about what we could achieve,' he says. 'We would rather just achieve it and let people critique it after that. Opening a restaurant is not an easy game, expectations are always high. So, in everything we do from now on, we have to absolutely deliver.'

Of the London dining scene, Rankin says it's 'one of the top three destinations to eat in the world, a leading city when it comes to food'. In that case, Ormer Mayfair is in good company.

Flemings Mayfair Hotel, 7-12 Half Moon Street
W1J 7BH; 020 7499 0000; flemings-mayfair.co.uk



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BROTHERLY LOVE

Don't want to appear a wine snob nor a clueless amateur either? Then an ancient enclave of the grape in St James's may be the answer

Words NICK HAMMOND



You can, if the fancy takes you, select your wine in Henry VIII's former tennis court. Or marvel at the mighty set of scales upon which Beau Brummel once sat – naked of course – in order to precisely matriculate his weight. And if a light lunch in a sunlit courtyard is your thing, this can be found on the curtilage of the premises where, incidentally, one of the last duels in London took place. Spend a small amount of time at Berry Bros & Rudd, and you'll soon learn there's a story around every corner.

This old building sits foursquare at the bottom of St James's Street, just across the road from St James's Palace (there's a bricked up tunnel in the cellars here that

*There's a story
around every
corner of Berry
Bros & Rudd's St
James's home*

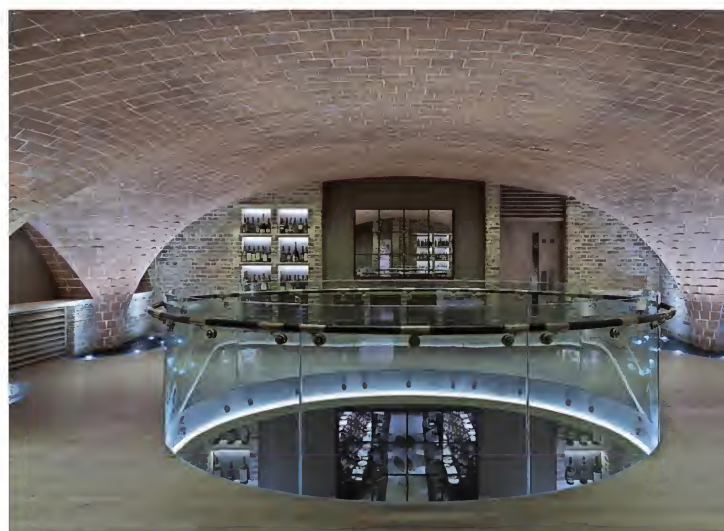
reputedly once ran straight there). Both Berry and Rudd family members are still on the board of this amazing company, now 318-years-old and going strong. It's fair to say that, by now, they know their wine.

The apparent miles of tunnels, rooms, refurbished cellars and storage rooms are dedicated to the pursuit of wine knowledge and pleasure – from regular tastings, private dining in some of the several jaw-dropping subterranean spaces or actually buying bottles of the stuff. If you yearn to know about wine, but are too embarrassed to ask, worry no more.

'I would recommend that you sign up for one of our courses here at Berry Bros. & Rudd,' says Demetri Walters, who, with a



Berry Bros & Rudd's shop and wine school is the font of all knowledge



twinkle in his eye and machine-gun rattling off of anecdotes, is a wine educator and font of all vinous knowledge. 'We have a cellar – The Pickering Cellar – which is where we host our Wine School events. One of our courses – such as the Introduction to Bordeaux – would be a great starting point if you feel like a fraud when you're perusing a wine menu in a restaurant. Alternatively you might prefer to enjoy one-on-one tuition. It depends on how much you wish to spend on your thirst for knowledge.'

Of course, the best way to learn about wine is to taste it. And it helps enormously if you have a Master of Wine at your elbow. 'Start with buying several bottles of white and red Bordeaux, for example,' Walters

The best way to learn is to taste it – and it helps to have a Master of Wine at your elbow

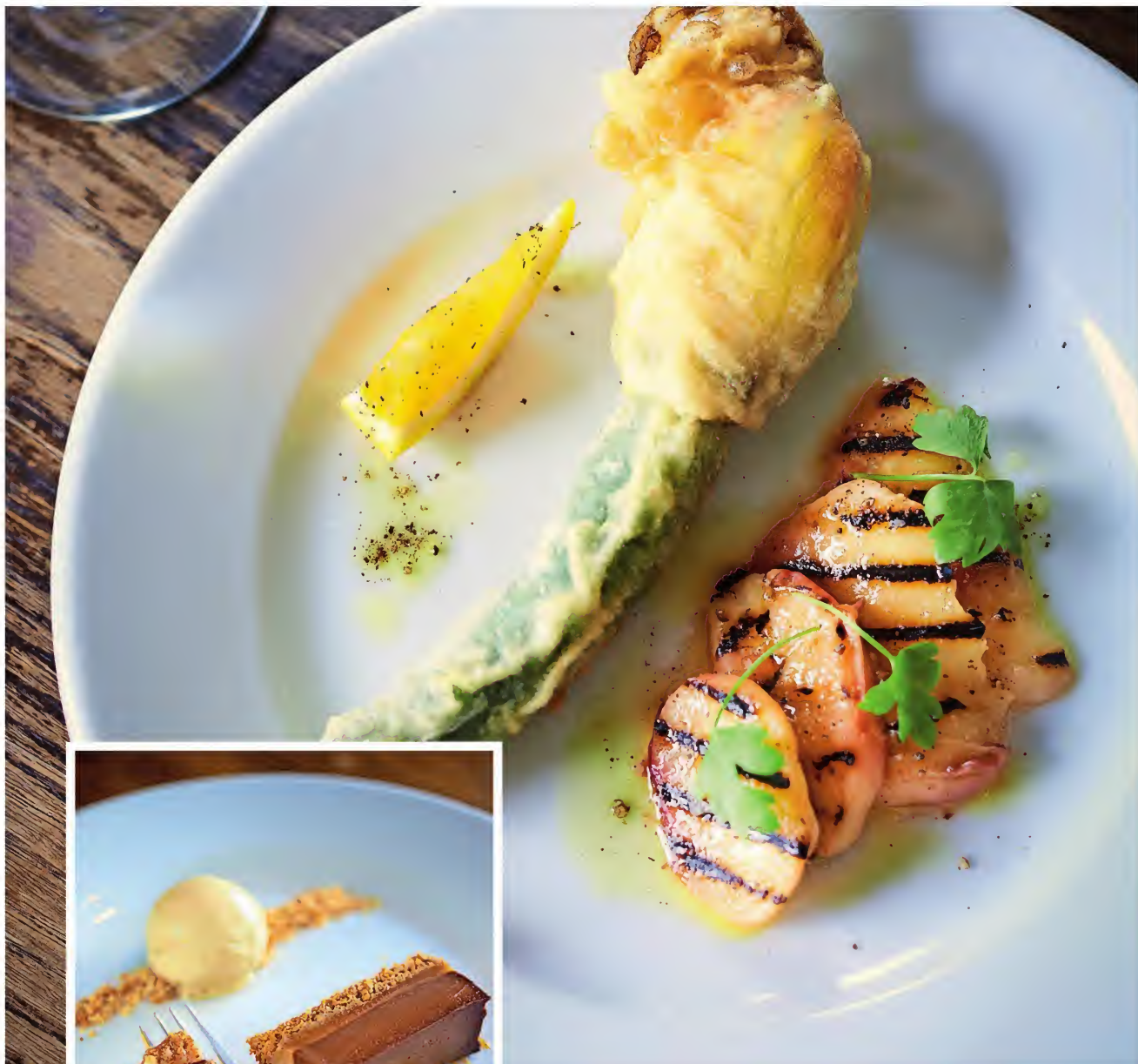
says, 'or indeed wines from any other style and region you would like to investigate more deeply. You could start with something relatively generic in quality, something that reflects a more precise sense of terroir as well as a classed growth. Then you begin to develop an appreciation of wine quality, sense of place and style.'

Sounds simple when put like that, but I suspect when faced with an aisle of wine from every region known to mankind, it's easy to become confused. Which is why a course with Berry Bros & Rudd is the perfect place to start. I'm putting my name down.

Berry Bros & Russ, 3 St James's Street SW1A 1EG;
0800 280 2440; bbr.com

FOOD NOTEBOOK

A host of new openings to mark our gourmet special



FOLLOWING THE CROWD

Hatchetts, a 110 cover double storey modern British restaurant and bar, has opened in the heart of Shepherd Market. The ground floor bar with its sublime range of cocktails, small plates and salads is sure to be a hit with discerning drinkers looking for that little bit more, whilst the comfortable lower ground floor dining room is set to become a destination for exceptional modern British cooking.

5 White Horse Street W1J 7LQ; 020 7409 0567; hatchetts.london



EASY PICKINGS

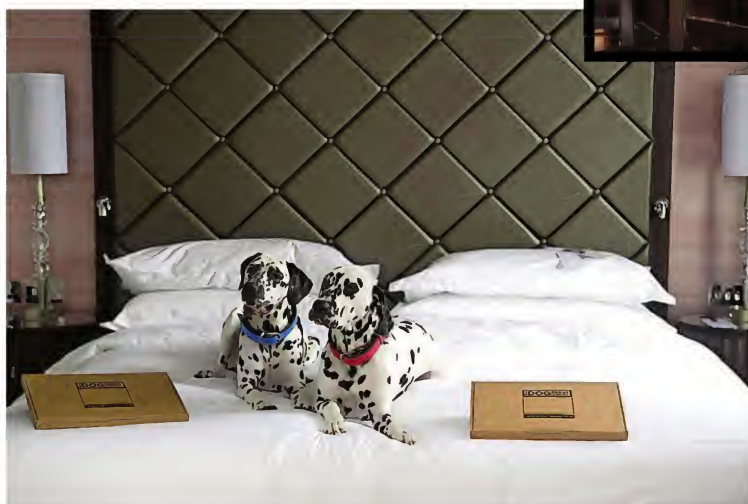
The masters of the speakeasy, B.Y.O.C, have taken up their fourth residency on the iconic Great Windmill Street. This B.Y.O.C, however, has an added twist with culinary king James Cochran joining the team. A former chef at the two Michelin star restaurant The Ledbury, Cochran has created an eclectic menu.

21 Great Windmill Street W1D 7LB; byoc.co.uk



BOOKING ESSENTIAL

The highly anticipated Bloomsbury Club Bar has now opened. Set in the heart of literary Bloomsbury, the bar takes inspiration from the lives of the famously hedonistic Bloomsbury set. Taking influence from the 1920s and 30s, the bar menu celebrates the golden age of cocktails. 16-22 Great Russell Street WC1B 3NN; doylecollection.com



Dog day afternoon

Marking 55 years since the classic *101 Dalmatians* was launched in the UK, the Sheraton Grand London Park Lane has launched a Dotty Dalmatian Afternoon Tea and dog friendly package for pampered pooches to enjoy a Mayfair hotel stay with their owners. In honour of the original characters, the hotel has also appointed a modern day Pongo and Perdy to be the official mascots of the hotel.

3 of the best... COVENT GARDEN EATERIES



Cure & Cut

Opening on Monmouth Street, Cure & Cut is a new deli specialising in home-smoked pastrami, sandwiches and seasonal salads. The fact that it's named after the process of turning beef brisket into pastrami is no coincidence: its chefs will be making premium produce by hand.

36 Monmouth Street WC2H 9DA;
cureandcut.com



Christopher's

Having opened its Grade II-listed doors for the first time in 1991, Christopher's Covent Garden has reached the grand age of 25. The classic American restaurant and bar will host a series of anniversary activities from 'Pay What You Paid in 1991' to 'Greatest Hits' tasting menus. 18 Wellington Street WC2E 7DD; 020 7240 4222; christophersgrill.com



Aubaine Deli

Aubaine, the celebrated French brasserie with its own patisserie and boulangerie, will be launching their first Aubaine Deli this month in the heart of Covent Garden. The menu will change seasonally and will offer a range of products and authentic French hot and cold dishes.

See more at aubaine.co.uk

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MASALAZONE.COM



RESTAURANT OURS

Words ALEXANDER LARMAN

Being anointed 'London's hottest restaurant' before you open is something of a mixed blessing. It certainly did the Chiltern Firehouse no harm, but Tom Sellers' newest opening in Kensington, Restaurant Ours, has faced a maelstrom of less good than expected publicity, including a public spat with Fay Maschler over a distinctly unimpressed review from the first couple of weeks of opening. Is this fair, or has Restaurant Ours finally found its feet?

The entrance, sensibly retained from the venue's former days as once-fashionable nightclub The Collection, still has the glamour that it always had. The space itself is enormous and hugely impressive, but the battalions of staff feel slightly out of place; on a Thursday evening, it isn't full or buzzy enough to need multiple people on hand. In fact, dare one say it, it feels as if it's missing something.

The food is something of a mixed bag. Some of the best dishes are the small plates and the starters; a bar snack of jamon croquetas is superb, as is a very fine burrata with perfectly presented sourdough bread. Unfortunately, the main courses let the side down. Sirloin steak is served in tiny squares



The food is a real mix and certainly not cheap

and doesn't have the carnivorous kick that it ought to have, and my companion's veal is a confused mish-mash of expensive ingredients. A side order of ratatouille is simply not very nice. And it costs £17.

In fact, it's the pricing that feels the most anomalous

aspect of the whole experience. Back in the 1990s, there was the first gasp of restaurants charging huge amounts of money, and getting away with it. But Sellers – a hugely talented young chef – isn't such a brand name that people will be flocking to Restaurant Ours in breathless anticipation of trying a signature dish of his, and you could easily spend well over £100 a head here on three courses and a bottle of wine from the (impressive but pricey) list. Given that Bibendum, The Hour Glass and, imminently, Phil Howard's new restaurant offer some serious competition at considerably lower prices, one wonders if Sellers' grand vision is going to stay intact, or whether it needs considerable alteration to continue to exist.

264 Brompton Road SW3 2AS; 020 7100 2200
restaurant-ours.com

COST

Dinner for two around £250

GOOD FOR...

People watching on a grand scale in London's most hyped restaurant

WHAT TO EAT...

Sticking to the small plates and bar snacks will keep costs down

WHAT TO KNOW...

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TRISH LESSLIE

Food has never tasted better than at the Viva Mayr detox clinic

I've become quite the foodie – or perhaps just a bit of glutton – lately. For reasons unknown, I seem to have spent much of the past year indulging in more luscious lunches, delicious dinners and tasty afternoon teas than is strictly speaking necessary – and very enjoyable it's been, too. Less agreeable have been the affects on my waistline – not just the extra pounds, but the rather spectacular and persistent belly bloat that popped up almost overnight.

According to the theories of Dr Franz Mayr, an early 20th century Austrian medic who devoted his life to finding the key to good gut health – and therefore, he believed, general wellbeing – inflated insides are due to a diet too high in sugars and/or animal protein, wolfed down too quickly. He didn't think alcohol helped much, either. Ooops.

In a bid to deflate, I decided to head to Viva Mayr, an elegant hotel-meets-clinic in Austria based on the good doctor's principles. The cornerstones of the 'cure' are daily abdominal massage and a diet made up of easily digested ingredients. Together with drinking alkalising solutions several times a day – and taking 'cleansing' Epsom salts every morning – it aims to reduce inflammation in the intestines for overall improved health. As Adriana Fink, the doctor allocated to look after me, put it: 'It's about cleaning out the oven, not just burning better wood.'

Following an in-depth consultation, Dr Fink devised a diet, exercise and complementary therapy programme designed to reduce my bloating (which she deemed, on a scale of 0-3, to be a 3). She also prescribed plenty of rest – no challenge in a hotel set in a peaceful, picture-perfect village on the banks of the turquoise-blue Lake Worth. Between massages, sunning myself and dips into the cool, clear waters of the lake, I didn't have much time for the cutting-edge fitness facilities, beauty salon or heated indoor pool, but there's only so much you can fill in when you're relaxing.

To my surprise, the food was delicious. Sure, portions are on the small side, but when you're encouraged to chew every mouthful around 40 times (digestion begins with mastication, after all) you really do savour every morsel. Flavours burst through and your brain registers when you're full – which I discovered can be surprisingly quickly – so the desire to overeat disappears.

Just a few days in, my bloating had reduced by 80% and had all but vanished by the end of my two-week stay. I'd also lost 5lb. I left feeling rested, relaxed and happy, if a little sad to be leaving this beautiful, peaceful place.

Go if you're feeling under par; you'll soon feel better. And go if you feel great – you'll stay that way for longer.

Find out more at vivamayr.com

Encouraged to chew every mouthful means you savour it





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www.eatonsquareupper.school

EDUCATION

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READING BETWEEN THE LINES

How to ensure your child starts the new term off on the right foot

The children may not be so enamoured, but hallelujah – the new school term is upon us. Going back to class can be tough on the younger generation, but there are a host of ways you can ensure they go back fully prepared. Sophie Stead of Enjoy Education outlines the dos on page 67 (as well as one don't). If they still have bursts of excess energy after that, then news of the prestigious Michael Flatley Dance Academy heading to west London will surely get them moving.

DISCOVERMORE



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James Breen and Michael Flatley dancers rehearse



STEPS TO STARDOM

As the Michael Flatley Dance Academy comes to west London, one of its leading tutors writes about the power of the stage

Words JAMES BREEN

I grew up watching Michael Flatley's *Lord of the Dance* and I always remember wanting to be part of the show. It was so exciting to know that I could go on to have a great career out of doing something I loved. I competed all my life and won the title of World Champion several times, but I knew I could do more.

Michael has always encouraged us to express ourselves in our dance, not just in what we think we should or can do technically, as it is a very precise and rhythmic art form, but to push the boundaries and feel confident doing it. Michael's vision for the Michael Flatley Dance Academy is exactly that; to encourage young people and adults to do

something they love and love doing it. It's hard work, but very rewarding and it appeals to everyone. Through his successful shows, Michael has exposed this form of dance to everyone, not just Irish or those of Irish descent. The balletic nature of the soft shoe dances and the

rhythmic beat of the hard shoe dance is intoxicating.

The Academy will focus on the style of dance we perform in the show, which differs from

competitive Irish Dancing in that we use our upper body and are not bound by our hands at our side like the traditional style. We still focus on the fundamentals of Irish Dance, which is all in the footwork, but we add arm movements

The balletic nature and the rhythmic beat of the soft and hard shoe dances is intoxicating

that gives the dancer more freedom. The other very important part of the Michael Flatley Dance Academy is encouraging children and young adults to believe in themselves. That is a huge part of Michael's passion for the Academy. When I look back to when I used to watch Michael performing on stage it was just a dream to think I could be up there, and then one day there I was performing the role of the Dark Lord opposite Michael to an audience of 20,000.

So, whether our students will go on to be professional dancers or not, we hope that they will go on to do something great no matter how big or small. It is all about the sense of achievement.

The Michael Flatley Dance Academy will be coming to venues in Chelsea and Fulham from 12 September. Find out more at michaelflatleydance.com



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ISI Inspection Report, May 2015

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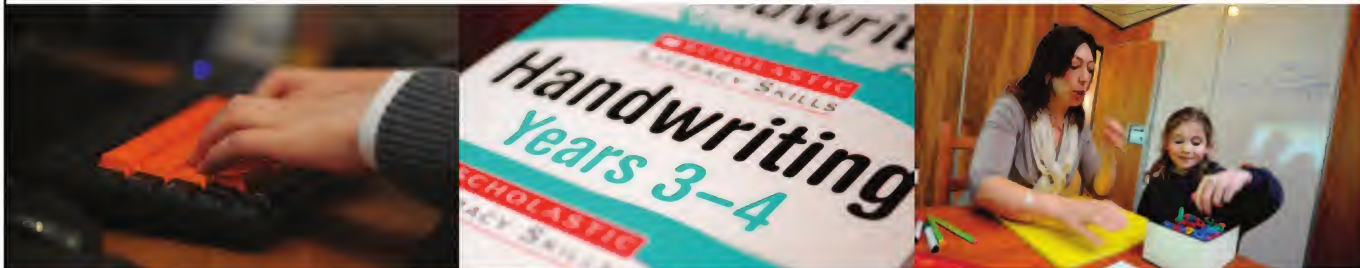
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RULES OF ENGAGEMENT

Ready for the new school term? Here's what you need to do to ensure your child is prepared

Words SOPHIE STEAD

As soon as the summer holidays begin it can somehow feel as if you are already planning the process of going back to school in September. However, the break gives you and your family a great opportunity to relax, recuperate and the perfect opportunity to plan ahead and consolidate learning before hitting the ground running for the start of a new term...

Read, read, and read some more

Whether you are planning a stay-cation or jetting off around the world, encouraging your children to take their favourite books with them will ensure that their vocabulary and mental agility continues to develop. The summer offers an excellent opportunity for consolidation and ensures students start the new term feeling confident. Many schools and companies like Enjoy Education will offer summer holiday reading lists for every year group, and school librarians are a great source of advice, too. Don't forget you can also try audio books on those long car journeys.

Term-time clubs and after-school activities

Most schools will offer a range of activities and after-school clubs to support your children and give them a chance to try fun extra-curricular activities. Talk to your children about the clubs they'd like to do ahead of term so that you can manage your diary and sign up as soon as the new term



starts. This can help your children feel excited about the start of the new school year.

Plan ahead

If your child is facing exams in the new school year then thinking about resources and further support in advance will help to reduce any stress ahead of the exams. Drip-feeding knowledge and exam techniques helps to embed deeper learning and increase confidence, essential before any exam.

Speak to the Headteacher and class teachers at the start of term

If you are worried about your child's progress, then book in a meeting with your Head or your child's class teacher for the start of term to discuss how they can further support your child and review their current learning strategy to ensure your child is able to progress with confidence.

Keep to a routine

The back to school routine can be demanding on both parents and children and it's tempting to let it slide entirely during the long holidays. However, keeping a clear bedtime and mealtime routine will ensure that the transition back to school is (a little) easier for you as well as them!

Use your holiday surrounding for creative learning

If you are heading to the beach, a park or local museum, then use the opportunity to encourage your children to be curious about their surroundings. You could ask them to pick out trees, explain what they can see, or to write about their experience that day. Fantastic for improving vocabulary and encouraging a discursive approach to learning.

Don't panic

For those of you who are sending children off to school for the first time, then the Autumn Term can be daunting. Letting your child try on their uniform and doing a couple of dummy runs can help to reduce anxiety on both sides. The start of term can seem frantic and full of stress for everyone involved, but planning ahead helps to ease you in and, remember, half term is never too far around the corner!

Sophie Stead is part of the Enjoy Education team, offering private tuition and schools advice. Find out more at enjoyeducation.co.uk or call 020 7352 8800

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THE ART OF RELAXATION

From historic designs to the latest in luxury, you'll be sitting comfortably

The humble seat is all around us, but its importance can easily be overlooked. Take acclaimed designer Tim Gosling's masterpiece for welcoming guests to Decorex 2016: it's all about the heritage and history of chairs. Sounds simple, yet it's anything but. Kara

O'Reilly sticks to the theme with a four page round-up of the latest in seating, plus Morpheus London take us around a stunning Chelsea development.



PASSION PROJECT

Bespoke furniture designer Tim Gosling discusses Decorex 2016 and what he thinks history gave today's creatives

Words RACHEL MANTOCK

This year's Decorex International will offer visitors something completely different. Curating the main entrance of the show, something that has been two years in the making, world renowned furniture designer Tim Gosling has created a grand exhibition, 'The Heritage of Chair Making', to link the history of architecture, heritage and British craftsmanship through the decades together. Sourcing never seen before chairs from the storage collections of the V&A Museum and The Frederick Parker collection, Gosling will ask acclaimed visionaries – including Paul Smith, Jasper Conran and James Dyson – to choose their favourite pieces from each collection and to explain why they chose them.

'We are taking 12 chairs and showcasing them as if to say, "these are the greats", like Mackintosh and Chippendale,' Gosling explains. 'We want viewers to go through the realisation that these furniture makers were doing something revolutionary in their day. It will allow people to look at modern furniture and think, actually, these are the masterpieces of the future, people will marvel at this piece of furniture in a museum one day in many years to come and recognise it as legendary.'

Describing himself as a fusion between modernity and tradition, Gosling stresses that it is

Gosling describes his own design style as a fusion between historic influences and the contemporary





impossible to have one without the other, as you would just ‘end up with no electricity’, the two working in sync to create visual tension in a room. For the renowned designer, the chair is an object that exists as a compact version of colossal architecture and interiors. He says: ‘I can look at a chair and I can absolutely understand what period it came from and its connection with the rest of the room. It is a lot like looking at a person. I know where a person fits into history just by looking at them. Everyone has so many things simply encoded into their appearance; it could be something as simple as what you are wearing. It’s the same with a chair; the DNA of a chair will tell me an enormous quantity of information about its origins.’

Fascinated by period houses that still have furniture sat inside that was specifically made for it all those decades ago, Gosling feels that the architecture of buildings today has advanced to an almost celestial level, with beautiful, fluid, curved structures popping up everywhere – but believes that furniture has taken a step backwards. ‘There is almost nothing in terms of furniture that fits into these wonderful, circular buildings,’ he explains. ‘Let’s start designing furniture that commands these spaces superbly, just as historical furniture fitted into its surroundings perfectly.’

British furniture makers have such a solid legacy that any of the greats could be mentioned in any four corners of the world and people would recognise them, which is why Gosling feels we have always been and still are at the forefront of the design world, leading the way, especially when it comes to furniture making. Considering Britain’s design history, he says: ‘London in particular is a remarkable melting pot of cultures. There is an incredible depth of museums with that slightly dustier, historic way about them. The artefacts that we hold in our museums are just staggering. We have so many we can’t even display them all, about 70% are still in storage. All the chairs at Decorex International are coming from storage rooms, from fabulous collections that have yet to see the light of modern day. It’s incredibly exciting.’

Up until recently, historical designs displayed in museums were treated as too precious to touch and too precious to travel. This is something that Gosling thinks prevents people from really connecting with the past, as he feels touching

The DNA of a chair will tell me an enormous quantity about its origins



The designer’s own home is a fabulous collection of heritage pieces, all from different periods

these great designs is essential to really understanding them. He is glad to see some of these barriers breaking down and says: ‘The Elgin Marbles recently went to Russia, which was unprecedented before. The travelling of exhibitions allows us to start cross pollinating with other cultures,

amassing all these new styles and techniques. Glass cases around objects in museums detach people from what they are looking at.’

Gosling collects John Nash letters for this very reason – touching them gives him a ‘sense of trace’ as if he has been handed a baton by someone who touched it decades ago. ‘To hold those in your hands is remarkable,’ he states, ‘it’s like Nash is handing them to me and saying “these are my thoughts”.’

Everything is about storytelling, even furniture design, with most of what Gosling creates having an element of theatre to it. With a rug collection and a grand fireplace collection in the works, featuring carved marble lions inspired by Rome and Pompeii, Gosling is forever outdoing himself, constantly evolving the way he works to give those who buy and view his work a complete sensory experience where they connect with each piece through all five of their senses.

Sit down and think about it.

Find out more about Tim Gosling’s work at tgosling.com



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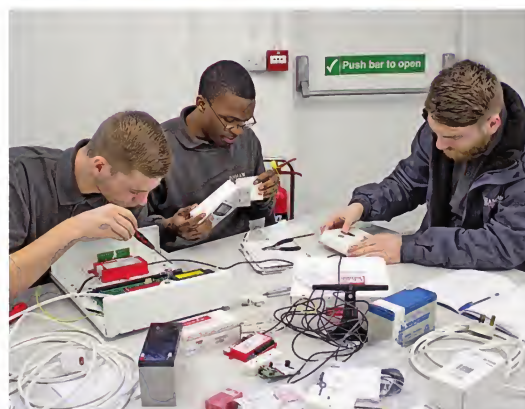
The Banham Group has opened a new training academy in Earlsfield, offering a unique opportunity for apprenticeships

Banham is now standing in a pioneering position in the security market, having already become a trusted household name – they are the largest provider of security systems in London and the South East. Alongside their long list of accolades, they can now add an exciting new training facility offering apprenticeships and traineeships.

The Banham Group is turning their skills toward our youth and has officially opened the doors to its brand new academy in Earlsfield. The company has been at the forefront of burglary and crime prevention for over 90 years and unofficially been offering apprenticeships since its inception. Two of their own Directors started as apprentices in fact! This Academy allows young people to train with the best of the best.

Banham Academy is looking to recruit local and national candidates for traineeships and apprenticeships within the security industry and security events – it is an industry that can offer so much for people with a lot of ambition.

Having been awarded accreditation by the UK's largest education and examination board, Edexcel, Banham



Academy is offering free traineeships for locksmiths, and security and events, as well as wider courses for individuals and businesses in fire safety, health and safety, first aid, and facing the threat of terrorism.

Their competitively paid apprenticeships offer skills in the Installation and Maintenance of Security Systems with Level 2 & 3 qualifications. All successful students will be guaranteed a job interview and the Banham Group themselves has employed 16 apprentices directly already.

Charles Hallatt, Executive Chairman at Banham Group, says: 'We are very proud of the launch of the Banham Academy, which demonstrates our long-term commitment to investing in jobs for young people within our industry. We are able to offer participants training and new skills as well as opportunities to better themselves and find employment. At Banham we really see the benefits in welcoming young people into our workplace and we look forward to welcoming many more through the Academy.'

Find out more by calling 020 7622 5151 or visiting banhamacademy.co.uk



CHEQUERED PAST

Chapman House is the latest in the long line of Chelsea's architectural journey

Words MARK KEBBLE



To get an idea of how exciting Morpheus London's recent transformation of Chapman House is, the company's Head of Design Alex Isaac offers up a simple name: 'James Hunt.' The glamorous, wild child of Formula One back in the 1970s, Hunt was known for his champagne lifestyle and living life to the max. 'That was the buyer we had in mind,' Isaac adds. 'Someone with an interest in cars and in that lifestyle.'

It's a fascinating insight into how Morpheus London work, whose projects vary to an astonishing degree. 'We don't have a set house style design,' Isaac agrees, 'but it's all certainly high end. We have worked on everything from townhouses to super yachts, so there's a really broad spectrum in our portfolio.'

Chelsea, though, is one area that Isaac has enjoyed having the opportunity to work in. 'It is my favourite part of London,' he smiles, 'it's where I have always lived. The architecture here is amazing, Chelsea in particular. Cheyne Row up to the Boltons has always been historic, but there's also quite an arty and cultural community. It has a lot of quirky buildings, from stucco fronted Georgian properties to little artistic studios, which is what makes it such a character-filled area. There is this journey of architectural history right through to something like Chapman House.'



As well as stunning furnishings and artwork, Chapman House features a branded motif throughout



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that sits above the banquette seating area in the kitchen refracting light from the hand-blown glass chandelier and the double height windows.

Lighting, too, stands out. 'Lighting is really important to all the projects we work on,' Isaac says. 'It's something we focus on quite heavily, the one element that is beyond decoration and beyond furnishing with an intangible quality. Lighting is such an adaptable thing. You may buy a cushion that works at one time, but then you throw it out and buy a new one. With lighting you can make a space feel alive. The bolt on to that is a decorative element, where you look to introduce something striking like a chandelier. It forms a piece of art in its own way.'

It's a fascinating look into the world of Morpheus London, and shows how they do deliver some of the world's leading international developments and private homes. For Isaac, who has been the company's Head of Design for a year and a half now, it's a perfect launchpad for more projects in this part of town. It's full speed ahead for Morpheus London.

Find out more at morpheuslondon.com

Chapman House, just behind Theo Fennell on Pond Street, is a six storey townhouse. Inspired by the legendary work of Colin Chapman – founder of Lotus Cars – it demonstrates exquisitely engineered finishing and detailing throughout. Isaac and his team have carefully balanced a contemporary interpretation of Art Deco styling – 'The pinnacle of great design' – with modern luxuries and cutting edge technology. Its size stands out: 4,340 sq ft with four bedroom suites over the six floors.

Discussing the project with Isaac, he points out the branding of the home as one design element that he is particularly happy with. A striking bespoke brass screen acts as an intelligent spatial divide between the formal reception and dining room, as well as creating the signature marque that defines the branding of the home. The geometry of the screen is reflected throughout numerous other details in the property across the six floors. This includes the bevelled mirror

*With lighting you can make a
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FROM ZERO TO HERO

Staying true: celebrating 70 years of Sub-Zero innovation and quality

When Westye Bakke fired up his Harley-Davidson in 1925, fully loaded with his wife, two young children and worldly possessions, and headed from Rice Lake to Madison, 230 miles south, could he ever have envisioned what lay in store for him?

‘Starting in a garage in Madison, Wisconsin and getting to where we are now – with Sub-Zero being an international brand – I think would bring a big smile to the faces of my father and my grandfather,’ says Jim Bakke.

Within a week after arriving in Madison, Westye landed a job as a salesman for the Frigidaire Company. He also began experimenting with refrigeration – in part to find a better way to store the insulin his young son Bud needed for his juvenile diabetes. In 1943, Westye built his first freestanding freezer out of scrap metal in his basement, bending the coils barehanded and improvising whatever materials were lacking due to wartime shortages. In 1945, just as the GIs came home to start a baby and building boom, the Sub-Zero Freezer Company swung into production.

‘When my grandfather started the

business in 1945 there were many, many refrigeration manufacturers throughout North America,’ says Jim. ‘His strategy was always to build the best, highest-quality refrigeration, because he knew if he did that, he had the staying power that the other people didn’t. They were trying to base their companies on price and volume. He never did that once in his lifetime. It was always on quality, making a fair profit, and keeping customers. We still do that today.’

Innovation and quality drove the company’s success. Following the built-in line that put Sub-Zero on the map, the company developed its stunning integrated line known as ‘anywhere refrigeration’. In tandem, Sub-Zero has worked to enhance the preservation qualities of all its refrigerators adding dual refrigeration, NASA-inspired air purification, magnetic door seals and much more, and it continually works to improve product today.

In the late 1990s, Jim Bakke realized that Sub-Zero needed to move beyond refrigeration if it was to compete successfully with full-line appliance companies, so he made the bold move of developing Wolf, an in-house cooking brand. ‘You sometimes say two plus two equals four,’ says Jim. ‘Well in this instance, two plus two equals ten. It just mushroomed, and bringing Sub-Zero together with Wolf, a company with over 75 years of experience in commercial kitchens, has created a huge opportunity for us. We were able to take a few existing Wolf models, complement them with a new, full line built to the standard of quality we’ve always instilled, and in doing so we created the ideal kitchen soul mate for Sub-Zero.’

Today the company Westye started is the premier luxury appliance brand in the world. Sub-Zero and Wolf can be found in the finest homes and residential developments, from London to Dubai to Shanghai and back. ‘I think the biggest thing I’ve learned is that we always have to have innovation in our blood,’ says Jim. ‘We always need to keep our products moving forward, ahead of the competition. That’s what makes our future so bright.’



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PULL UP A PEW

*From cosy love seats to new-look wingbacks,
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Story KARA O'REILLY

From clockwise

LOUNGE AROUND

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Maxime day bed, £3,500, uk.jonathanadler.com

TAKE A SEAT

The sculptural shape of this generous armchair will make it a stand-out piece in your sitting room.

Toros armchair, from £895, contentbyterence.com

DESIGN LINES

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NICE CURVES

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COMFORT FACTOR

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LIE BACK

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Words MARK KEBBLE



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Their ethical credentials has led to many awards including a coveted BCE award

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Story KARA O'REILLY

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habitat.co.uk

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EARTH TONES

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And now is your lucky chance to experience the high quality of their members at the upcoming LAPADA Berkeley Square Antiques Fair on 12-18 September, with one member Paul Beedham a must to keep your eye out for.

Since its inception in 1974, LAPADA's membership has grown to over 550 members making it the largest association of professional art and antiques dealers in the United Kingdom. Membership is only open to those who meet the Association's requirements as to experience, quality of stock and knowledge of their subject. Between them, members cover virtually every discipline from antiquities to contemporary fine art.

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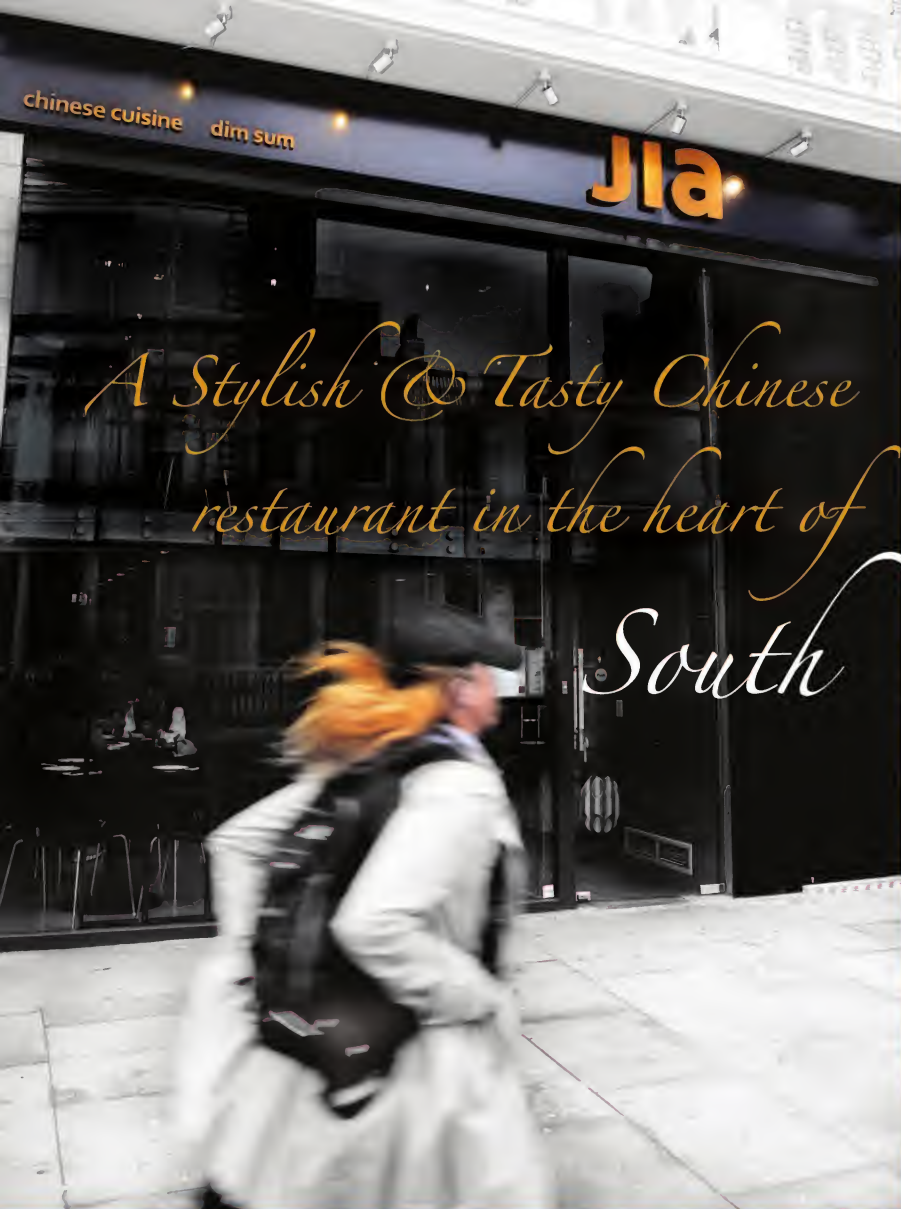
family-owned and managed business whose tastes and styles have evolved over the years to become a specialist in the areas of important early furniture and related works of art. Since the retirement of his parents as founders, Paul Beedham has re-imagined the core of the business.

While keeping to its original values and with the furniture and art still at the core, he has also followed his own passion for carved early architectural items in wood and stone.

Some of these pieces date back to the time of the Norman Conquest and through the Middle Ages to the late Tudor period – something that can be seen at the fair on Paul's stand. Another element of the work that Paul is keen to highlight is the fact that these items are not only reserved for the homes of the rich or to be put on display in elaborate settings.

'I am constantly finding new clients for these pieces, and they are not only serious collectors but interior designers and individual clients who are using them as the true works of art they are, in all manner of individual interiors,' explains Paul. 'It is exciting that these items no longer reside only in period buildings as may initially be expected.'

For your chance to see these amazing works of art and to learn about the makings and the history of such incredible items from Paul, visit the LAPADA Antiques Fair from 12 September.



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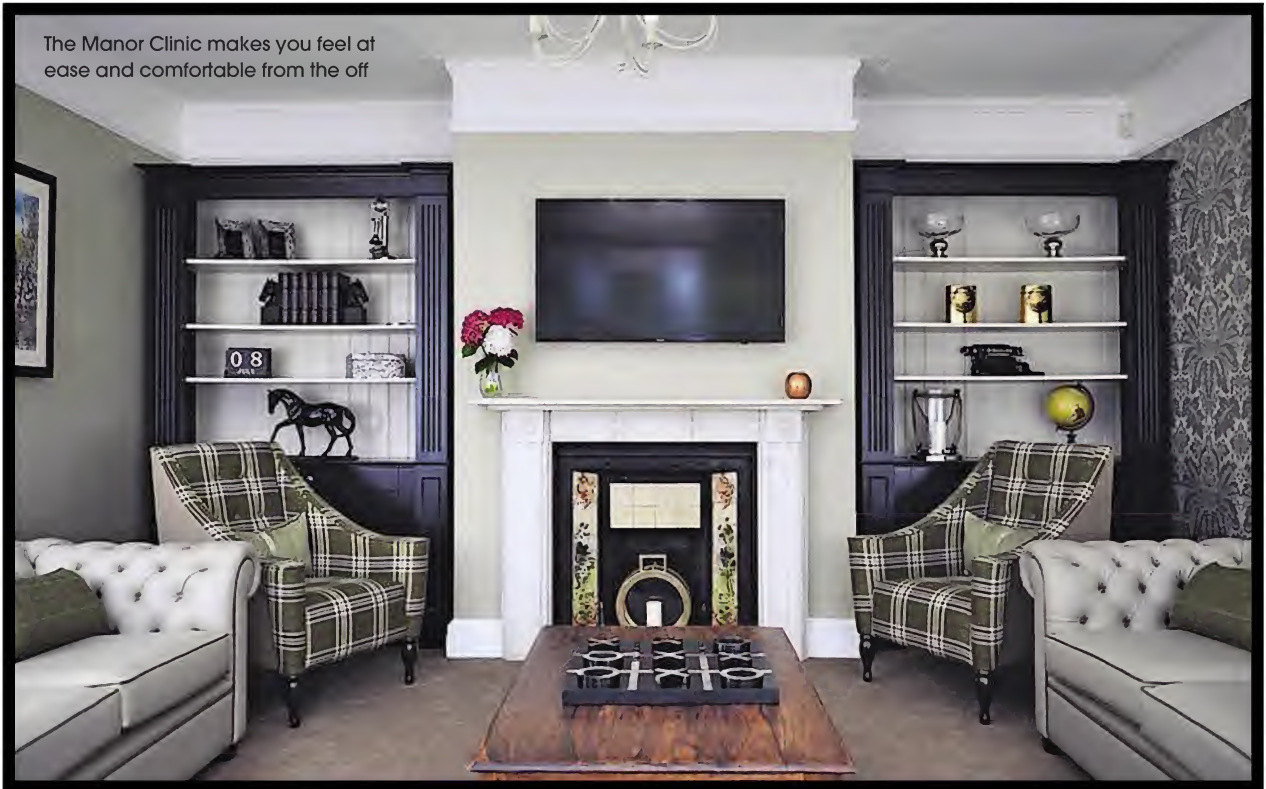
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The Manor Clinic

The Manor Clinic is a private addiction rehabilitation centre set in the middle of the Hampshire countryside

My first impression upon walking into The Manor Clinic, which is like a beautiful boutique hotel set in a stunning Georgian building, was what a healing and caring environment I was in. I was greeted by manager Jane Willett, who has worked at the clinic since it opened over 9 years ago. You could tell Jane is very proud of the clinic and the team, many of whom have been there since the beginning and have invested a lot of themselves into making it not only a treatment centre of excellence, but creating the 'Manor family', as they fondly call themselves.

I was welcomed by the friendly team, all of whom had the ability to instantly put you at ease and make you feel safe. This is an important factor for most people walking through the doors of the clinic, as they will no doubt be feeling very nervous; this is the first step to confronting their addiction and starting the recovery process.

A small 15 bedded facility, The Manor Clinic only specialises in the treatment of addictions and differs from most facilities that are normally found within large hospital environments. Whilst maintaining a warm ambience, talking to the team made me realise the real importance of why people come here and the seriousness of helping someone whose

life has reached a critical point. Many of the team understand this very well as they have been through treatment themselves, then gone on to train as therapists. Jane told me their knowledge and experience is invaluable, as they are able to relate to the real problems people face not only whilst going through the initial detox period, but when they leave to pick up the aftermath that their addiction has left behind.

What makes The Manor Clinic unique is their 'lifetime' aftercare service offered to anyone who completes the 28 day detox programme.

This weekly service is attended by people from all over the country, and overseas, plus there is family group therapy every other Saturday. An 'intervention' service is also available for those who are worried about a loved one in denial, to help them confront their problems and see the importance of getting treatment. There is also a 24 hour helpline, which is a real lifeline for people when they leave the clinic.

To most visitors The Manor Clinic has become a second home and family offering support with whatever challenge they are facing; some return every week, some every month, and some go for longer periods. Most use it extensively for the first year, then as they get stronger their frequency lessens, but all those in recovery know they can use it as much or as little as they need.

Addictions can have such a negative impact on all aspects of a person's life, so if you are ready to take back control and change your life forever then give The Manor Clinic a call. Some of their patients have said it literally saved their lives, which is a very powerful statement and one that really stayed with me.



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KARA O'REILLY

Why September is all about fresh inspiration

The start of autumn – my favourite time of year. Not just for that lovely new pencil case 'back to school' feeling, which somehow haunts us all through our post-education lives, but because it marks show-time season in the London calendar. I am talking about the plethora of design, art and antiques fairs with which we can fill our autumn diaries.

Out of them all, my particular favourite is the London Design Festival, with its myriad of inspiring events taking place all over the capital in the space of nine days. Whether you choose to visit one of the big showcase exhibitions such as Decorex, Design Junction, Tent London (now in its 10th year and being rebranded as the London Design Fair) or 100% Design, or prefer to focus on the showroom launches in the individual design districts that have been carved out around the capital, from Chelsea to Shoreditch, it all serves to show that creativity and innovative design is alive and kicking in the UK.

Like investing in some new stationery ready for the new academic year, visiting the shows gives me the shot in the arm I need in terms of inspiration about interiors. It will also be particularly poignant this year in light of the Brexit vote, given that so many of the big European design companies, from Vitra to Cappellini, have given much of our home-grown design talent a

platform by commissioning them to create pieces. Just thinking here of Jasper Morrison's Air Chair for Magis or Barber Osgerby's Tab lights for Flos to name a couple.

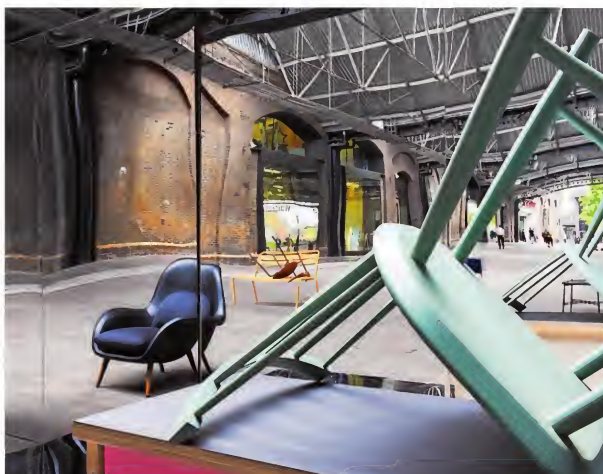
Indeed, from my point of view, the design world seems to work better when we look outwards, mixing the best of British creativity and crafts skills with those of our continental neighbours, from France to Italy, Germany to the Netherlands. Just thinking of those places leads me to name-check such influential contemporary design firms as e15, Kartell, Moroso, Hay, Moooi and De La Espada, to touch on the tip of the iceberg.

But enough of the soapbox and back to exciting events pending. This year I am particularly looking forward to seeing the usually upbeat Design Junction in its new location in Granary Square in King's Cross, as well as the array of design from countries as varied as Norway and India represented by the 15 country pavilions at Tent, aka London Design Fair. Other events to add to your calendar include the various specially commissioned

exhibits at the V&A and the Visionary Crazy Golf installation in Trafalgar Square, with each of the nine holes created by a different designer, artist or architect.

For more details on the 400 events taking place from 17-25 September, check out londondesignfestival.com

It serves to show that creativity is alive and kicking in the UK





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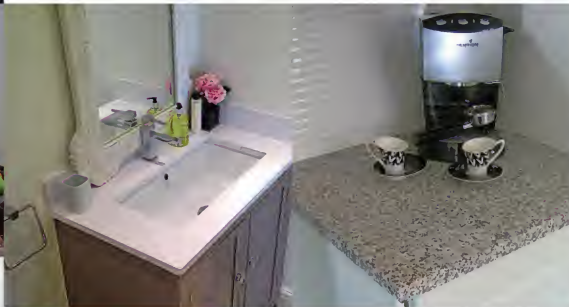
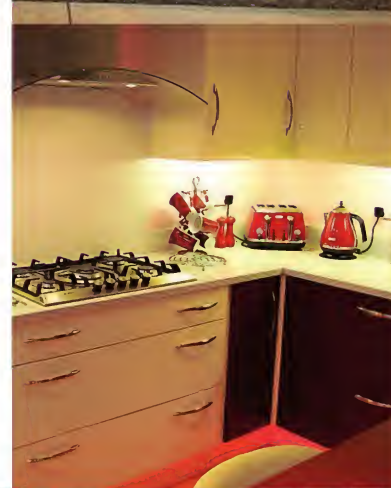
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128 Our world – more unique insights from Prime Central London estate agents

138 My dream home – inside a unique 'old school' home in the heart of Fulham



What would your perfect home look like? Elegant stucco-fronted villa or penthouse with river views? Ultra-modern or Grade II listed? Would you like to be able to work to walk? Perhaps you dream of hotel-inspired luxury interiors – or a caretaking service that caters to your every need? Homes that offer this and more feature within this month's property pages. Perhaps you'll find your very own dream place.

Karen

Karen Tait, Property Editor

Editor's pick: With a period façade and remodelled interior, this three/four-bedroom mews house on Elvaston Mews, SW7, combines the best of old and new: £4,650 per week (Plaza Estates, 020 7596 6999)





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PROPERTY NEWS

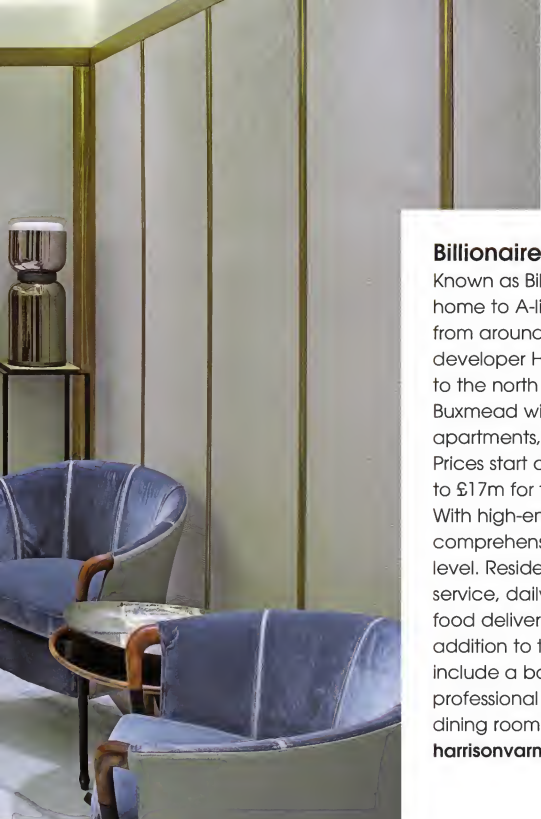
Stunning homes for sale in London – and beyond

Don't miss...

The French Property Exhibition heads to Olympia Central on 16-18 September. This is the largest, most informative French property event in the UK with thousands of properties for sale and free seminars offering expert advice on all aspects of buying in France.

For more information or to register for free tickets visit www.fpeolympia.com (and see more on French property from page 103)





Billionaire lifestyle

Known as Billionaire's Row, The Bishops Avenue has been home to A-list residents, industrialists, celebrities and royalty from around the world for almost 100 years. Now boutique developer Harrison Varma is adding an extra level of luxury to the north London street with a new gated complex. Buxmead will offer six duplexes, three penthouses and 11 apartments, set within 2.5 acres of landscaped gardens. Prices start at \$6.9m for a three-bedroom apartment rising to \$17m for the six-bedroom penthouse.

With high-end developments offering ever more comprehensive facilities, Buxmead takes this to a new level. Residents will have access to a 24/7 concierge service, daily maid service, on-site tradespeople, and daily food deliveries from Harrods and gourmet food retailers. In addition to the residents' lounge bar, business facilities will include a boardroom, library and private offices, while a professional kitchen can cater for up to 18 in a grand dining room or for 100 at a stand-up reception.

harrisonvarma.co.uk



Italian flavour

A new collection of luxury apartments has launched at Chelsea Island, the landmark development at the gateway to Chelsea Creek. The Piazza Collection of just eight one-bedroom apartments has been inspired by traditional Italian piazzas – residents will enjoy an enviable position above the retail and restaurant scene that forms Chelsea Island's very own piazza. The latest collection of homes boast substantial living spaces, the majority of which are in excess of 800 sq ft and will feature floor-to-ceiling windows. Residents benefit from access to the large sky garden (pictured) as well as 24-hour concierge service, committed to providing a five-star hotel service in the comfort of their own home. Prices start from \$925,000.

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IT'S GOOD TO WALK

Discover why Londoners are taking the scenic route to work on foot

Words FIONA BRANDHORST

Walking to work in London is now possible as developers launch smart new residential schemes at the heart of the capital's burgeoning business hubs. Location is the key driver for Londoners, which is why many housebuilders are choosing prime sites in zones one and two, says Darren McCormack, Sales and Marketing Director for Taylor Wimpey Central London. 'Our latest scheme, Palace View, is perfectly positioned within reach of Westminster and Victoria offering picturesque views of Lambeth Bridge and the River Thames,' he says. The 55 one, two and three-bedroom apartments and penthouses overlooking the medieval Lambeth Palace are the capital's last central riverside regeneration area, just a 16 minute walk to Westminster. Prices start from £880,000.

Located within the Division Bell area

of the Houses of Parliament and close to Smith Square in the heart of Westminster, Chestertons is selling a large one bedroom flat in a prestigious red brick mansion building in Little Smith Street. Refurbished by the current owners, it offers almost 700 sq ft of accommodation and is priced at £825,000 including a share of freehold.

The beauty of central living is that you can beat the bus and sometimes the Tube with a 30 minute walk to many of the new business hotspots in the Strand, Oxford Street and Bond Street from one of Belgravia's sought-after traditional squares close to Victoria. Hathaways is selling a Regency style, interior designed, six bedroom stucco townhouse in Victoria Square. Comprising 3,724 sq ft and with a guide price of £6.1m it's a good contrast to the brand new apartments launches in neighbouring streets.

Hedge fund and oil executives are



increasingly able to mix business with pleasure in St James's as the residential offering in the area expands. A few minutes' walk to the office is possible from Beau House, a boutique scheme of seven apartments at the heart of Jermyn Street by super-prime developer Dukelease Properties, with prices from £2m. The 4,000 sq ft penthouse designed by Oliver Burns features an expansive private roof terrace and a price tag in excess of £15m.

Bloomsbury has become increasingly residential over the last five years and there's still value to be found in such a central location. 'While homes in its garden squares now command close to West End prices, Bloomsbury's 1960s architecture offers more affordable alternatives,' says David Fell, Research Analyst at Hamptons International. 'Flats in the Brutalist Brunswick Centre go for 15% less than their period counterparts and are increasingly attractive to media professionals who work nearby.'

As King's Cross transforms into one of the capital's most vibrant, cultural and well-connected destinations, a moment's walk from major business hubs, living



Islington Square apartments are perfectly located for a walk to work in the city

*Being able to avoid the
uncomfortable commute to work
is a huge advantage*



and working at its heart is a reality. Taylor Wimpey's Central London's Onyx Apartments on the picturesque Regent's Canal is a new striking collection of 117 one, two and three-bedroom apartments. King's Cross and St Pancras stations are also on its doorstep forming one of Britain's biggest transport hubs. Prices start from £675,000. Islington Square apartments in the converted Edwardian Royal Mail sorting office will be completed towards the end of next year and are perfectly located for a 30 minute walk to work in the city. Prices start from £725,000 with Savills and Knight Frank.

Located in Zone One, residents at the Berkeley Homes latest launch of apartments at 250 City Road will be a ten minute walk from some of London's most buoyant employment markets including Silicon Roundabout and the Square Mile. The first phase of 263 apartments features the 42-storey Carrara Tower where prices start from £850,000 for a one-bedroom apartment. Piers Clanford, Managing Director at Berkeley Homes (North East London) says: '250 City Road is unrivalled in terms of proximity to the capital's most dynamic

Walking distance
to the city from
Berkeley Homes'
250 City Road,
above, and Victoria
Square's Regency
townhouse, right



employment hubs and will help further establish the area's position as a residential destination.'

The Heron, a five minute walk from Liverpool Street in the heart of the city fringe, is where Sotheby's is selling a two bedroom luxury apartment with a guide price of £2,950,000. Situated on the 31st floor the property has access to a residents-only private club that comprises a gym, roof garden, cinema, library, bar and restaurant, all a quick hop from the office.

With a thriving business community on CIT's South Bank Tower's doorstep and a short walk across nearby Blackfriars Bridge and into the city,

residents also have access to a business suite and lounge that can be booked for private events for those that need to take work home or perhaps impress clients. Prices start from £1.8m for a two bedroom apartment.

The ability to walk to work is becoming one of the biggest contributors to improving the lifestyle of those who live and work in London adds James Hyman, Head of Residential Agency at Cluttons. 'As working hours are longer due to accommodating many time zones across the globe, being able to avoid the uncomfortable, and at times very unpredictable commute, is a huge advantage to buyers.'



Looking for your dream French property?



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FRENCH SPOTLIGHT

{DISCOVER SOME OF FRANCE'S FINEST PROPERTIES}



ENTENTE CORDIALE

The British love affair with French property is as strong as ever

Beautiful scenery that ranges from stunning coastlines to majestic mountain peaks via fields full of sunflowers, vineyard-clad hills and quaint medieval villages... Fine wine and food, with everything from €15 *menus du jour* to haute cuisine... A laidback rural lifestyle that harks back to 50 years ago in the UK... A rich heritage and enough cultural sites to keep you busy for a lifetime let alone a holiday... What's not to love about France. Turn a brief fling into an enduring romance by buying a property of your own in this fantastic country – the affordable prices will win your heart too, as you'll find in this month's French property pages.



The turquoise waters of the Côte d'Azur along with its cosmopolitan resorts have long made it popular with overseas buyers

VIVE LA FRANCE!

Brits have long bought holiday homes across the Channel and despite Brexit concerns, this is set to continue – especially with so many bargains awaiting those ready to make a purchase

Words KAREN TAIT

There's nowhere in the world like France. Famed for icons such as the Eiffel Tower, Mont St-Michel and the Louvre museum with its startling glass pyramid, as well as lavender and sunflower fields and vineyard-clad hills, France has an appeal all of its own. Glamorous events such as the Cannes Film Festival have also put it on the map, while the glitzy resorts of the Côte d'Azur and the chic capital Paris, epicentre of the global fashion industry, ensure its spot as the most visited country in the world.

Just across the Channel, we Brits enjoy an enduring love affair with France. Many of us have memories of childhood holidays there, while French lessons at school mean we can at least book a hotel or order a meal without too much difficulty. Of course, the fine wines and exceptional food, from rustic *menus*

du jour to Michelin-starred restaurants have also won our hearts.

No wonder then that so many of us dream of having our own place in France, a pied-à-terre in a vibrant city perhaps or a blue-shuttered farmhouse with country views or maybe a sleek villa overlooking the sea or a ski chalet by the pistes. There are so many property options in France – from a humble fishermen's cottage in Brittany to a grand chateau in the Loire Valley – and at such great value for money, especially when compared to London.

Once people start looking into the possibilities of buying in France, they're usually pleasantly surprised at the purchasing process. The system is

strictly regulated with the buyer enjoying a much greater degree of protection than in the UK – no worries about being gazumped as once the initial sales agreement, usually called the *compromis de vente*, has been signed, there's a 10-day cooling-off period and then the deal is legally binding, locking both

buyer and seller into the contract.

Completion generally takes place about four months later.

Since the UK referendum there have been some concerns

about buying property within the EU but now the dust has settled, most buyers are going ahead with their plans. Indeed, some agents are busier than ever.

'We have seen little or no fallout since Brexit as foreign purchasers

Foreign buyers continue to favour France as a second home destination



Quintessential France:
pretty blue shutters and
lavender views

*The British love affair
with the relaxed French
lifestyle remains as
strong as ever*

people looking to relocate. 'In the past the majority of enquiries from the UK were for holiday homes, but this has changed a lot in recent months,' reports director Tim Swannie. 'Since 23 June the only increasing proportion of UK buyers is those who wish to relocate. UK-based enquiries for Paris have risen dramatically, mainly from London-based finance professionals. We are seeing a similar pattern in the French Alps for homes within easy reach of Geneva, and are also receiving a good number of enquiries for Dordogne, Languedoc-Roussillon, Provence and the Riviera.'

The GBP/euro exchange rate naturally has an effect on people's decisions, but there are ways you can mitigate less favourable rates. Some buyers use a forward currency contract, locking in a rate, while others are opting for a French mortgage (currently offering the lowest rates since WWII), even if they have the full asking price in cash. This way they only have to exchange the deposit amount and can pay off the mortgage later on when rates improve, saving themselves thousands of pounds.

Simon Smallwood of International Private Finance gives an example: 'Based on a €250,000 purchase price (and an 85% LTV mortgage) this could save a buyer around £20,000 based on an exchange rate of 1.20 and the French mortgage being repaid at an exchange rate of 1.35 at some point in the future.'

Furthermore, French property has fallen in price since the credit crunch, with some real bargains to be found in rural areas in particular and it remains a buyer's market. So whether you're planning on swapping the bustle of London for the French countryside or buying a place for weekend getaways and longer holidays, don't let Brexit get in the way of your dreams.

continue to favour France as a second home destination,' reports Mark Harvey of Knight Frank. 'Buyers remain defiant and more determined than ever to secure a home in France underpinning the fact that lifestyle decisions far outweigh any latent political risks.'

'Paris is blossoming and benefiting from both a domestic and foreign market keen to capitalise after almost four years of dwindling prices,' he adds, 'while Gascony continues to attract a more gentrified clientele seeking great value and tranquillity. Budgets on the Côte d'Azur continue to rise as the prime and super prime markets gain momentum. In Provence the majority of activity is around €1m, coming from a wide range of buyer nationalities. Chamonix is having its busiest summer yet.'

'People are buying with a 10-year horizon in mind,' he adds, 'there's no

mention of investment or speculation although a rental yield is increasingly important to help offset running charges.'

Meanwhile, a poll conducted by the largest seller of French property to British buyers shows that 50% of clients are purchasing in order to relocate to France, while 20% intend to purchase a holiday home, 2% an investment property and 28% are undecided.

'It is interesting to see that many clients are wanting to purchase property in order to make a permanent move to France,' said Trevor Leggett, chairman of Leggett Immobilier. 'Despite Brexit uncertainty, it seems that the British love affair with the relaxed French lifestyle, the wonderful culture and climate and the beautiful affordable property available here remains as strong as ever.'

Estate agency Home Hunts has also noticed an increase in interest from



PEAK PERFORMANCE

Ideal for year-round use, a property in the French Alps makes a great lifestyle and financial investment

Words KAREN TAIT



By the time you read this I hope we'll be enjoying an Indian summer. Chances are though the weather will be starting to turn and winter will be just round the corner. There aren't many things to celebrate when it comes to the colder months (Christmas being an obvious exception) but one thing that brings a smile to many faces is the start of the skiing season.

The first snows are a welcome sign for ardent skiers to book a flight and a hotel and dig out their skis and salopettes. But wouldn't it be great if you could skip the accommodation booking stage and head straight for your own place in the Alps?

While it may seem an extravagance, a ski property can make a lot of sense, certainly from an investment point of view. Rental properties are in high demand all through the winter season and

increasingly in summer too. Indeed, resorts such as Chamonix are busier in summer than winter and many other ski villages, keen to get in on the action, have been introducing summer activities. Few properties in France offer this year-round rental potential.

Furthermore, the potential for capital appreciation is good too. Over the past five years, during which time house prices have fallen across much of France, they have risen by 6.2% in Haute-Savoie, where the average price is now €345,000. You can still pick up an affordable studio

though – prices start at €54,100 (a studio in Les Arcs, Savoie) on FrancePropertyShop.com.

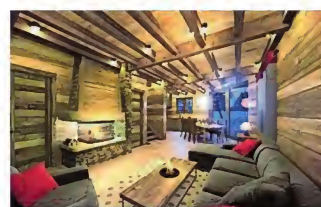
Resorts vary from traditional villages at lower levels to purpose-built resorts at high altitudes where snow is guaranteed. The largest ski areas are Les Trois

The most exclusive resorts include Courchevel 1850, Val d'Isère and Megève

On the market



€73,000: This one-bedroom apartment is in La Plagne, at the heart of the Paradiski area, within a residence with pool, sauna and fitness room



€475,000: Five new four-bedroom chalets are being built in a small hamlet near the slopes of La Chapelle d'Abondance in the Portes du Soleil

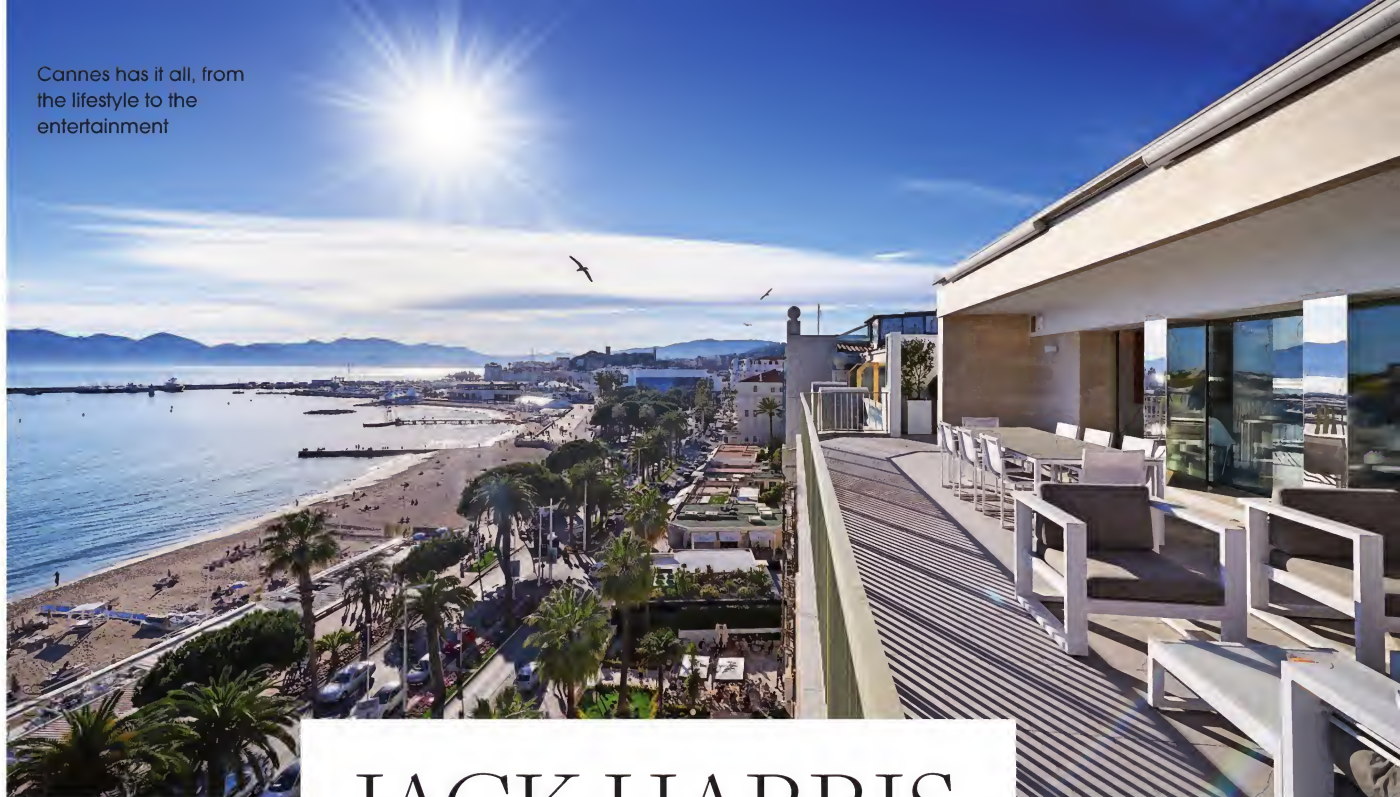


€2,295,000: In central Morzine offering stunning views, this spacious chalet has eight en-suite bedrooms plus a separate studio, three garages, sauna and jacuzzi

Find these properties and more on FrancePropertyShop.com

Vallées (600km of slopes linking the resorts of Courchevel, Meribel, Les Menuires, Val Thorens and La Tania) and the Portes du Soleil (650km of slopes and 12 resorts including Avoriaz, Morzine and Les Gets). Paradiski is another popular ski domain (420km of pistes, La Plagne and Les Arcs resorts), while the Chamonix area offers established and well-loved ski villages.

Cannes has it all, from the lifestyle to the entertainment



JACK HARRIS

KNIGHT FRANK INTERNATIONAL

Why it is still all about Cannes



One might have expected that the UK's decision to leave the EU would have had a negative impact on the real estate market in France. Yet whilst the headlines revolved around uncertainty across global markets and exchange rates fluctuated accordingly, Jack

Harris comments on the genuine resilience witnessed on the French Riviera.

What has happened since the 'Leave' vote? Fortunately we've seen that the predominant outlook has been of 'business as usual'. This sought after stretch of the coast is truly international, so a buyer from say, New York, might not be directly impacted by the Brexit result. Yet we've also seen hardiness by British buyers with several deals agreed at prime price levels in Cannes alone.

Why is the appeal of Cannes so strong? Cannes is – and always has been – associated with luxury and culture. Revolving around the various festivals that grace La Croisette throughout the year, it has become a hub for those looking to enjoy the sophistication of the South of France within easy reach of Nice International Airport. With an on-going recognition of the lifestyle on offer coupled with continued appetite from global buyers, we are seeing an influx of those looking to secure an investment in the Banane district near the Palais and those looking for their



dream holiday home in the hills of Californie.

So what's next? With an encouraging start to the summer and with a positive sentiment in the air, we are optimistic in seeing what the rest of 2016 brings. No doubt some questions will need to be answered as the French election looms, but now is as exciting a time as ever to be looking in France and the Riviera.

Why Knight Frank? We are able to boast a professional and knowledgeable local

We have seen hardiness by British buyers in Cannes

associate network paired with a dedicated international team in London, bringing an unrivalled service to assist with a search or sale. Most relevantly we have also just

opened an office on the Croisette, so we are in a better position than ever to advise or assist with your property plans in Cannes or elsewhere on the Côte d'Azur.

For all your France property requirements please contact: jack.harris@knightfrank.com 020 7861 1139



LITTLE BRITAIN

A perennial favourite with Brits, the Dordogne is the perfect place for anyone seeking the Good Life

Words KAREN TAIT

So popular with British holidaymakers and househunters that it's been nicknamed Dordogneshire, this rural corner of France is full of quaint medieval villages, vibrant market towns, stunning river valleys and quintessentially French properties. The *pigeonnier* or dovecote is a particularly desirable feature, most of which have now been converted into accommodation, and the area also has many stunning chateaux.

This scenic corner of France promises the Good Life in bucketfuls. From weekly markets overflowing with fresh produce to restaurants that range from homely to haute cuisine, you can be sure of a warm welcome and a sense of getting back to what's important in life.

No wonder a two-week holiday isn't enough for many visitors, who go on to buy a property here.

Périgueux, Bergerac, Sarlat-la-Canéda, Brantôme, Montignac have all proved particularly popular locations, and there are 10 classified *Plus Beaux Villages*: Castelnau-la-Chapelle, Limeuil, Monpazier, St-Amand-de-Coly, St-Jean-de-Côle, Belvès, Domme and La Roque-Gageac. Sarlat has the highest density of historic monuments of any town in France, thanks to the Malraux law, which was trialled in the town in 1962 and whose aim was to preserve and protect the heritage of French towns.

Duck and goose dishes are a mainstay on menus, with foie gras being a local speciality. Truffles too are much revered

Sarlat has the highest density of historic monuments of any French town



Château Beynac is one of the best preserved chateaux in the Dordogne

This scenic rural location is ideal for anyone seeking tranquillity and a relaxed pace of life – properties are surprisingly affordable too

DORDOGNE IN NUMBERS

€125,000

average house price

775km

*distance from Calais
(to Périgueux)*

9,060km²

Land area

46/km²

Population density

here, with black diamond truffles selling for €600-€800/kilo.

You have a choice of flights from the UK, with airports at Bergerac, Brive, Bordeaux and Limoges, or why not let the train take the strain and catch the Eurostar to Paris and then a high-speed TGV train to Bordeaux, with regional rail services into Dordogne.

The breathtaking scenery is perfect for outdoor activities, with everything from hiking, horse-riding and cycling, while the rivers are popular for angling and kayaking. Dordogne – or Périgord to give it its historic name – even has attractions underground, namely the Lascaux caves, world-famous for their Paleolithic cave paintings.

Despite its huge appeal, property in the area is surprisingly affordable, with the average house price of €125,000 being considerably less than the national average of €158,000. This reflects the rural location, not so good for those who need to find city work but a big plus for anyone seeking tranquillity and a relaxed pace of life.

On the market



€119,800: In the centre of a bastide village with shops and bars, this four-bedroom property would be ideal for holiday lets, B&B or as a large family home. The spacious townhouse requires modernisation but all the hard work has already been done, retaining original features such as tiled floors and oak beams.



€399,700: This large country home comes with 9ha of land, stables, paddocks, barns and a swimming pool. It has four bedrooms and two bathrooms, and offers panoramic views.



€784,400: This immaculately presented manor house boasts an elevated position with wonderful views over its grounds. The five-bedroom property comprises a main house, a stone barn, a guest house, and a heated swimming pool.

Find these properties and more on
FrancePropertyShop.com



Grimaud

Guide price: €3,900,000



Châteauneuf de Grasse

Guide price: €2,700,000



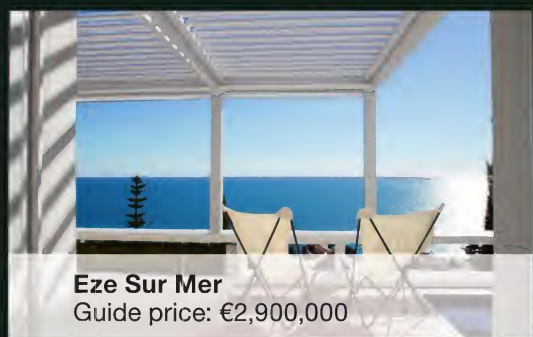
Cannes

Guide price: €4,450,000



Mougins

Guide price: €1,700,000



Eze Sur Mer

Guide price: €2,900,000



La Garde Freinet

Guide price: €3,480,000


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When it comes to buying or selling your property, it is important to choose an agent who knows the area inside out. Knight Frank has been involved with the sale and acquisition of prime properties throughout France for over 20 years. With a dedicated network of 21 agents covering some of the most popular destinations and a specialist team in the UK, we are the agent of choice for anyone looking to buy or sell their dream home in France.

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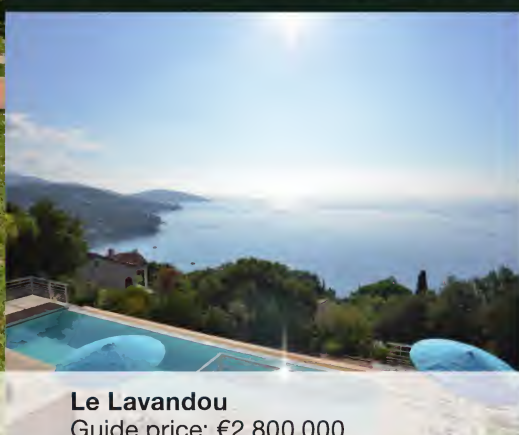
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+44 20 7861 5034

jack.harris@knightfrank.com
+44 20 7861 1139

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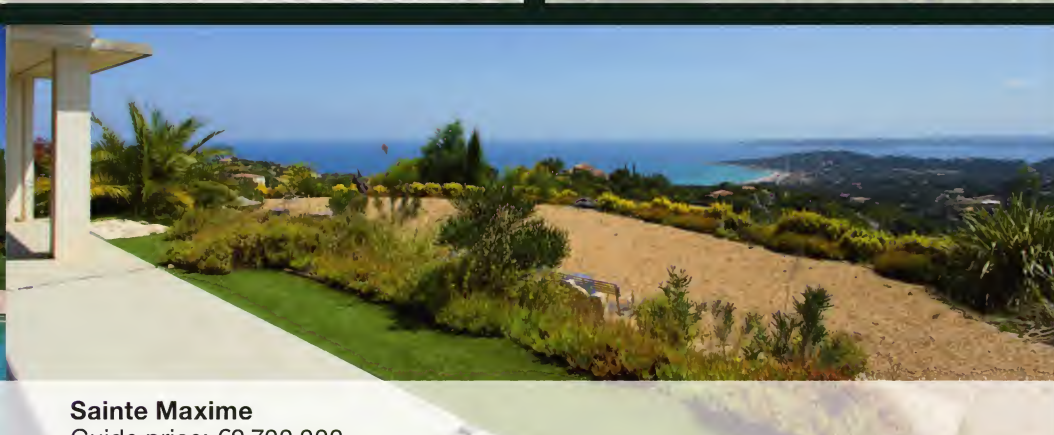
St Paul de Vence
Guide price: €3,450,000



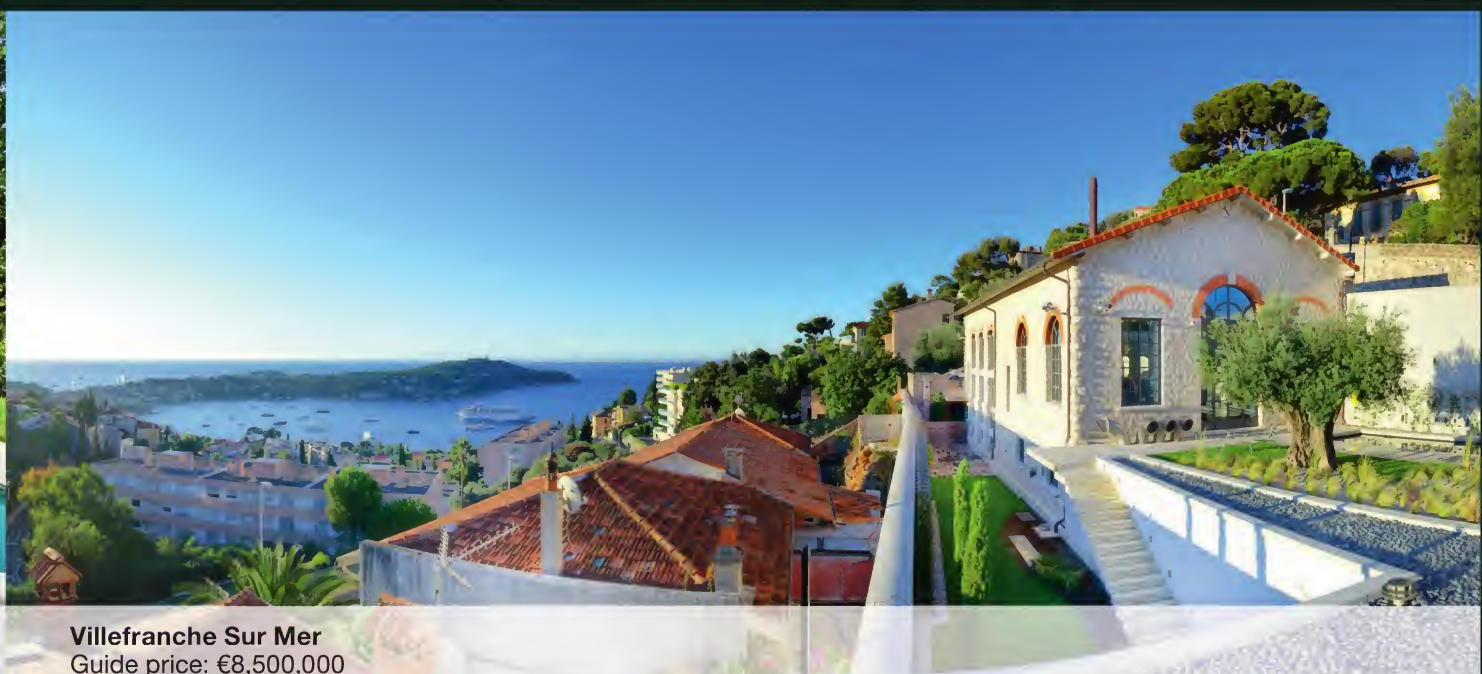
Le Lavandou
Guide price: €2,800,000



Opio
Guide price: €1,390,000



Sainte Maxime
Guide price: €2,700,000



Villefranche Sur Mer
Guide price: €8,500,000



Cannes, Côte d'Azur

Fantastic contemporary villa

Fabulous modern villa located in the prestigious neighbourhood of Super Cannes, offering a flat garden with swimming pool and Jacuzzi and a beautiful view of the sea. Open plan reception room, 5 bedrooms, 5 bathrooms, American style equipped kitchen, cinema room and fitness room. Caretaker's apartment, double garage and parking spaces.

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mark.harvey@knightfrank.com
020 7861 5034



Cannes, Côte d'Azur

Luxurious penthouse

Fantastic penthouse apartment ideally situated on La Croisette offering spectacular panoramic views over the Bay of Cannes. Newly renovated to the highest standard. Reception room, 4 bedrooms, 4 bathrooms, 2 underground garages, 2 storage cellars. Independent studio apartment. Approximately 227 sq m of living space. A large (approximately 89 sq m) south facing terrace.

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020 7861 5034



Taxing period

Liabilities, errors, disparities and confusion: the complex world of property tax is making its mark on the residential ecosystem

The complex, ever changing arena of the UK tax system has always required a high level of practical, strategic consideration to fully comprehend – yet the recent SDLT reforms have taken this to a new, unprecedented level. With consumers and professionals alike finding themselves increasingly challenged by the intricacies of the legislation, it is incredibly important, now more than ever, that professional advice be sought, in order to maintain a healthy residential market.

CONFLICTING ADVICE

Due to the complexity of the new 3% 'second homes tax', huge disparities in tax advice and calculations are taking place across the board. Immense pressure is being placed on conveyancers and other professional property advisers to act as seasoned tax advisors for transactions, when more often than not, they are ill-equipped to do so.

CLASSIFICATION CONFUSION

The details of the SDLT reforms remain unclear; the ways in which the rules should be applied lack clarity, especially in terms of the classification of property types. Confusion

commonly occurs surrounding connected transactions, where market value was incorrectly used, or where multiple dwellings relief was not claimed where it could have been. One client bought a house for £3.5m, and paid residential stamp duty, when she clearly should have claimed mixed use. The difference in tax in this case was £170,000 – in reassessing her claim, she reduced her tax bill by 50%.

It is also often overlooked by solicitors that the law states that if a main home has been sold before November 2015, then the vendor is free to purchase a new property before November 2018, without paying the surcharge. This concession was introduced to ensure that parties would not find themselves paying the surcharge for a property that would be classified as a main residence where they had sold one prior to the 3% surcharge being announced, but it is one that solicitors, and even HMRC, fail to take into consideration when advising clients.

CLARIFYING THE RULES

Such issues, where consumers have found themselves assessing conflicting advice from solicitors, accountants, and even HMRC,

demonstrate the need for specialised tax advisers to be brought on-board to provide strategic, regulated advice, and a sense of clarity to the legislation that solicitors are all too often washing their hands of. For legal professionals to throw responsibility onto their clients is not, in the long term, a viable solution.

BOOSTING THE MARKET

While the SDLT reforms may have seemed like a good idea at the time, what the market needs now is a boost, and such an uplift can't happen without solicitors and tax advisers coming together to operate in tandem, entering into a new working relationship based on mutual understanding and respect, underpinned by a fundamental objective to protect our clients.

For consumers, we, the property professional advisers, need to instil confidence in the market by making the process of residential purchasing as streamlined and professional as possible. At the moment, the confusion and inconsistency around the 3 percent surcharge seems to be getting in our way.

Find out more at ctatfx.uk.com or call 01858 439033

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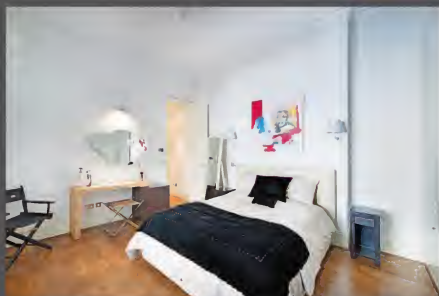


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Queen's Gate, South Kensington SW7

£1,300 per week* Furnished



A beautifully presented & newly refurbished two bedroom ground floor apartment with its own front.



1,161 sq ft (107.85 sq m) | EPC rating C
Reception room | Kitchen | Two bedrooms | Two bathrooms | Separate utility area

South Kensington 020 7581 7000
southken.lettings@struttandparker.com

Marville Road, Fulham SW6

£1,395 per week* Unfurnished



A spacious and well-proportioned six bedroom, four bathroom family house situated in the area known locally as 'The Villes'.



2,561 sq ft (237 sq m) | EPC Rating C
Two reception rooms | Kitchen/dining room | Six bedrooms | Four bath/shower rooms | Utility | Cloakroom | Garden

Fulham 020 7731 7100
fulham@struttandparker.com

Cathcart Road, Chelsea SW10

£3,500 per week* Unfurnished



Beautiful family house with excellent entertaining space and a large eat-in kitchen which leads directly onto the landscaped garden.

3,286 sq ft (305 sq m) | EPC rating E
Reception / Eat-in kitchen / Five bedrooms / Four bathrooms / Private off-street parking

Chelsea SW10 020 7373 1010
chelseaSW10@struttandparker.com

Pall Mall, St James's SW1

£7,500 per week* Furnished



An immaculately refurbished loft style penthouse on Pall Mall with far reaching roof top views over St James's Park.

3,380 sq ft (314 sq m) | EPC rating D
Double reception room | Dining room | Kitchen | Snug | Three double bedrooms | Three bathrooms | Direct lift access

Knightsbridge 020 7235 9996
knightsbridge@struttandparker.com

* The following Tenant Charges may apply prior to tenancy commencement:
Tenancy Agreement £222 (inc VAT) Credit References per application £54 (inc VAT).
All advertised prices are excluded of utility and other associated services.

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Queens Gate Gardens, South Kensington SW7 £2,850,000 Share of Freehold



A striking two bedroom flat on the raised ground floor of this imposing white stucco fronted building.

1,131 sq ft (105 sq m) | EPC rating E
Entrance | Reception room with open-plan kitchen | Master bedroom with en suite | Second bedroom | Bathroom | Caretaker (non-resident) | Garden access on application

South Kensington 020 7581 7000
southken@struttandparker.com

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A member of  **OnTheMarket.com**

Wetherby Gardens, South Kensington SW5

£2,950,000 Share of Freehold



A charming three bedroom maisonette which offers access to two courtyard patios and stunning communal gardens.

1,458 sq ft (135 sq m) | EPC rating E
Entrance hall | Drawing room | Kitchen/ breakfast room | Master bedroom with en suite bathroom | Two further bedrooms (one with en suite bathroom) | Further bathroom | Cloakroom | Courtyard | Patio | Access to communal gardens (by separate negotiation)

Chelsea SW10 020 7373 1010

chelseaSW10@struttandparker.com

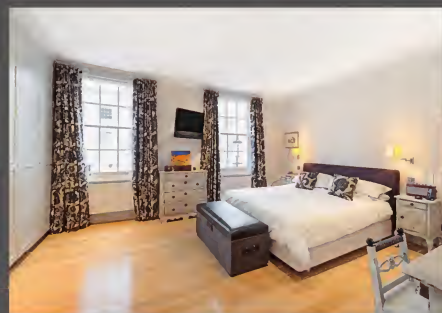
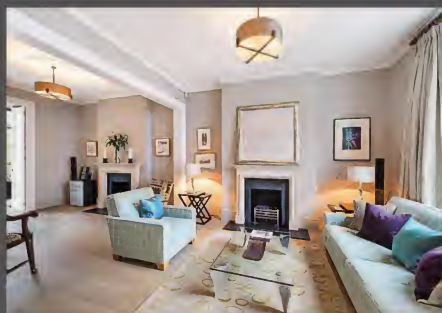
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Queensdale Road, Holland Park W11

£4,950,000 Freehold



A sensational four bedroom family house presented in beautiful condition throughout, occupying approximately 2,700 sq ft and with the benefit of having a fabulous 51 ft rear garden.

2,693 sq ft (250 sq m) | EPC rating E
Entrance hall | Drawing room | Kitchen/
dining room | Office/media room | Study
Garden room | Four bedrooms | Three
bath/shower rooms | Utility room |
Cloakroom | Garden

Notting Hill 020 7221 1111
nottinghill@struttandparker.com

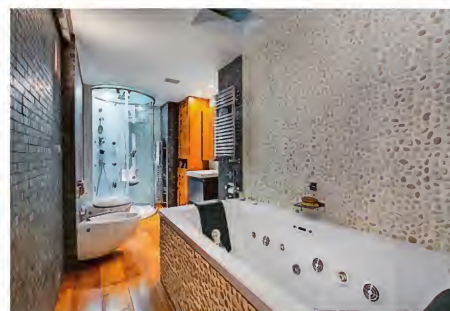
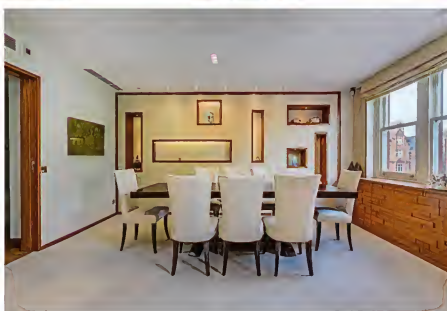
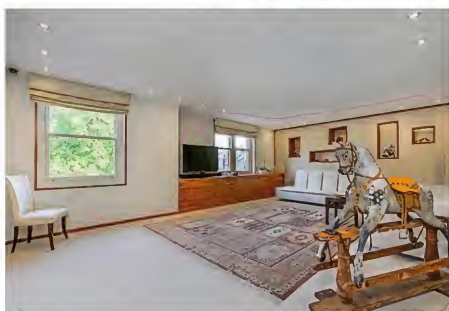
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HANS PLACE, SWIX

An outstanding apartment arranged over two levels on the 3rd and 4th floors (direct lift access) 2,239 Approx. Sq. Ft. Large reception room, dining room, double height master bedroom with gallery, dressing area with en-suite bathroom, separate shower and Jacuzzi, a further three bedrooms and three bathrooms, study/5th bedroom, wooden floors, high ceilings, superb storage and with access to private garden square. The property benefits from a quiet position within an exceptional building and is a short walking distance to Brompton Road and the excellent amenities of Knightsbridge.

- * 5 Bedrooms
- * 3 Reception Rooms
- * 5 Bathrooms
- * Lift
- * EPC Rating D

Furnished

£4,250 per week Subject To Contract (fees apply)



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OUR WORLD

Four members of Knight Frank celebrate the finer things in Mayfair and St James's





HARVEY CYZER

OFFICE HEAD

My family and I have lived in Mayfair since the 1970s and there is genuinely nowhere else I would rather live or work. Mayfair has something for every purchaser and I don't believe that other areas of London can rival that – it's the number one destination and a 'safe haven' for global buyers. We are lucky enough to deal with the finest 'best in class' instructions, from Grade II listed town houses to new build complexes with all the top facilities. Since the Brexit result, the market has gathered momentum, and we have exchanged on properties in both the core and super prime markets in recent weeks. The number of Michelin starred restaurants, five star hotels, private member's clubs and designer boutiques means Mayfair remains the gold standard for international investment in London and this is set to continue.

harvey.cyzer@knightfrank.com
020 7647 6608



Half Moon Street W1J Guide Price: £14,950,000

An immaculately refurbished 4 bedroom property behind a Grade II listed white stucco facade.



ALASTAIR NICHOLSON

PARTNER

Having worked for ten years in Central London property I can easily say that Mayfair and St James's is the most fascinating place to work. The property market is seen as the highest standard across London and its world renowned address will continue to ensure that this remains the case in the future. For me the location is the most special part as it is only a short walk to the heart of the West End, world class shopping in the form of Oxford Street, Bond Street, Mount Street and Regent Street as well as access to some of the world's best known Michelin star restaurants. Catering for a very cosmopolitan mix of residents, Mayfair and St James's is the place to be. Every day presents a different challenge due to the high profile nature of the area and this is what keeps the job very varied and interesting.

Alastair.nicholson@knightfrank.com
020 7647 6612



North Row W1K Guide Price: £9,500,000

An elegant and artistically presented 4 bedroom lateral apartment with 24 hour concierge and lift access.

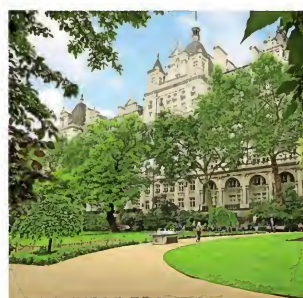


CHELSEA WHELAN

SALES NEGOTIATOR

I joined Knight Frank Mayfair earlier this year and manage the sale of properties up to £4.5m. Having worked in other areas in London, I find Mayfair a fascinating market and far more discretionary than any other. The outcome of the recent referendum has resulted in a better exchange rate for the majority of our buyers, which has meant Mayfair has continued to thrive throughout generally turbulent market conditions. We are currently seeing a strong demand from overseas buyers looking for one bedroom pied-a-terre's as their London bolthole. Coming from a small country town myself, I really love the sense of community and village feel that Mayfair offers you. I love the green space that surrounds Mayfair, and there is nothing better than an evening jog through Hyde Park after a hard day at work.

Chelsea.whelan@knightfrank.com
020 7647 6606



Whitehall Court WC2 Guide Price: £3,250,000

A generous 2 bedroom apartment located within an imposing Victorian building with views over Horse Guards Parade.



JONATHAN HOUGH

SALES NEGOTIATOR

Having studied at Central Saint Martin's my interest in the arts and luxury sector propelled me to work in Mayfair. This area has always fascinated me with its rich and diverse history, the iconic architecture and culture is second to none. Mayfair's global cachet, strong development pipeline and scope for price growth means it is well-positioned for global buyers and a gold standard investment. Our office is situated on Mount Street, allowing us to advise clients and buyers investing in Mayfair and the West End. The feeling one gets whilst walking down Mount Street is very special and having Scott's restaurant on our doorstep is a bonus! My favourite spot is Mount Street gardens where you can sit and pause for a moment's reflection. Mayfair caters for everyone and delivers at every level.

jonathan.hough@knightfrank.com
020 7861 1281



Tavistock Street WC2 £3,250,000

A 3 bedroom lateral apartment within a brand new luxury development in the heart of the West End.



Grosvenor Square, Mayfair W1K

GUIDE PRICE: £11,500,000

An elegant and wonderfully light three bedroom lateral apartment on the fourth floor of a handsome residential building in this world renowned address. The property enjoys 17 windows overlooking prestigious Grosvenor Square, 24 hour uniformed concierge, lift access and secure, underground parking.



Alastair Nicholson

Knight Frank Mayfair

020 3544 0659

Alastair.nicholson@knightfrank.com



Eaton Square, Belgravia, SW1

An impeccable first floor two bedroom flat overlooking Eaton Square

Arranged laterally across two stucco fronted buildings, this spacious flat is located at the favoured western end of the square. Being on the first floor, the flat benefits from very good ceiling height throughout and has six floor to ceiling French doors leading onto a balcony with views towards Eaton Square. Held on a long lease, the building benefits from good communal parts and a passenger lift to all floors. Master bedroom with en suite bathroom, bedroom, bathroom, reception room, kitchen/breakfast room, lift, balcony, communal gardens. EPC: D. Approximately 142 sq m (1,528 sq ft).

Leasehold: approximately 119 years

Guide price: £6,500,000

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 TheMarket.com



Guide price: £935,000

Alexandra Mansions, Chelsea SW3

A charming and bright two bedroom apartment, which benefits from a quiet and peaceful location at the rear of the building. 2 bedrooms, bathroom, reception room, kitchen, porter. EPC: D. Approximately 59.7 sq m (643 sq ft).
chelsea@knightfrank.com
Office: 020 8128 9743



Guide price: £5,950,000

Drayton Gardens, Chelsea SW10

An incredibly light Grade II listed house. 5 bedrooms, 3 bathrooms, 4 reception rooms, 2 studies, open plan kitchen/sunroom, utility room, kitchenette, guest cloakroom, west facing garden, front garden, roof terrace. Approximately 335 sq m (3,609 sq ft).
chelsea@knightfrank.com
Office: 020 8128 9743



North Row, Mayfair W1K

An elegant four bedroom lateral apartment

An artistically presented four bedroom apartment, recently refurbished by Auberry of London, situated in a prestigious residential building in the centre of London's most exclusive borough. Master bedroom suite, 3 additional bedroom suites, 2 reception rooms, kitchen, utility, 2 guest WCs, lift, porter. EPC: C. Approximately 252 sq m (2,712 sq ft).

Leasehold: approximately 161 years remaining

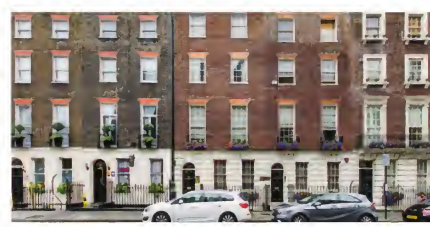
[KnightFrank.co.uk/mayfair](https://www.knightfrank.co.uk/mayfair)
mayfair@knightfrank.com
 020 3544 0659

Guide price: £9,500,000
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UPPER BERKELEY STREET, MARYLEBONE W1

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- Close to Marble Arch and Oxford St
- Large reception room
- Separate kitchen
- 968sq ft / 90sq m
- EPC Rating D

MAYFAIR OFFICE:

T: 020 7409 9205

andrew.brennan@harrodsestates.com

Guide Price: £1,695,000

Leasehold: Approximately 133 years



A LUXURIOUS AND SPACIOUS FIVE BEDROOM APARTMENT

VICTORIA ROAD, KENSINGTON W8

- Master bedroom and large dressing room
- Four further bedrooms
- Reception with 3m ceilings
- Cinema room with 7ft screen and surround sound
- 3,325sq ft / 309sq m
- EPC rating E

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T: 020 3650 4600

nicholas.shaw@harrodsestates.com

Price £7,950,000

Share of Freehold

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A SPACIOUS AND IMMACULATELY PRESENTED GROUND FLOOR APARTMENT

BOXTREE HOUSE, IMPERIAL WHARF, CHELSEA SW6

- Two double bedrooms
- Open plan kitchen/ dining room
- Wooden floors throughout
- Patio garden
- 24 hr concierge and gym
- EPC rating D

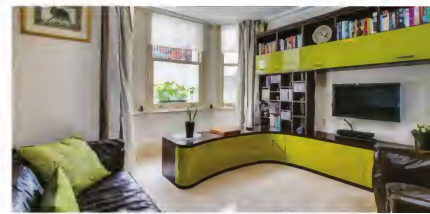
CHELSEA OFFICE:

T: 020 7225 5752

francis.burca@harrodsestates.com

Guide Price: £995,000

Leasehold: Approximately 982 years



IMMACULATE TWO-BEDROOM APARTMENT IN A RED-BRICK PERIOD BUILDING

EGERTON GARDENS, KNIGHTSBRIDGE SW3

- Two bedrooms
- Lower ground floor apartment
- Large reception / dining room
- Modern kitchen
- Approximately 632sq ft
- EPC rating D

KNIGHTSBRIDGE OFFICE:

T: 020 7225 8044

jake.irwin-browne@harrodsestates.com

Guide Price: £995,000 STC

Share of Freehold

Harrods

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Eaton Square, Belgravia SW1

£6,950,000

A stunning three bedroom Penthouse apartment located on the south side of this highly sought after garden square in Belgravia. The apartment has been subject to comprehensive refurbishment and reconfiguration and offers stunning bespoke features and finishes throughout. The property has air conditioning, underfloor heating and Crestron audio & visual systems. EPC rating E. Approximately 1,627 sq ft (151 sq m).

Master bedroom with dressing room and en suite bathroom | Second bedroom with en suite shower room | Study/third bedroom | Reception room
Kitchen/dining room | Terrace | Caretaker | Air conditioning | Access to communal gardens

Leasehold approximately 147 years

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Vicarage Gate, Kensington W8

£625 per week

A charming, larger than usual one bedroom apartment with private patio on a quiet street close to High Street Kensington. The apartment benefits from a large reception room and spacious bedroom with great built in storage. There is a separate kitchen with gas hob, and family bathroom. EPC rating C. Approximately 743 sq ft (69 sq m).

Double bedroom | Bathroom | Reception room | Kitchen | Patio

Available furnished for a long let

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INTERNATIONAL REALTY



MY DREAM HOME

*Old school? More like a contemporary masterpiece
with wonderfully spacious rooms*

The property is
wonderfully located
close to everything that
Fulham has to offer



ACKMAR ROAD, SW6



**Sophie Curtis, Head of
Lettings, Savills Fulham**

Why it's a great rental...

It's a unique detached house with wonderful entertaining space and a lovely private garden. It also has the added bonus of off street parking, a rare find in Fulham.

The wow factor...

There's excellent lateral space over two floors

and lovely big rooms. Three of the reception rooms also open out onto a fantastic garden, which is such a treat.

Who it would suit...

It's fairly adaptable and would suit either a couple who enjoy entertaining or a whole family, who'd especially appreciate all the bedrooms on one floor.

My favourite room...

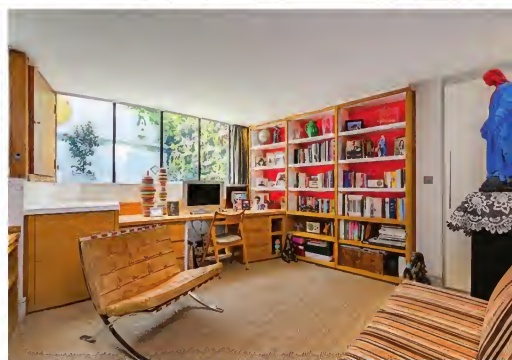
It would definitely be the main reception room, as a focal point of the house with a beautiful fireplace and great view of the garden.



Why you should rent it...

It's a complete one off, a fabulous lateral house just a stone's throw from the White Horse pub and the underground – if you ever want to leave that peaceful garden.

**Old School House, Ackmar Road SW6.
Guide price – £1,750 per week with Savills
Fulham, 020 8971 8123**

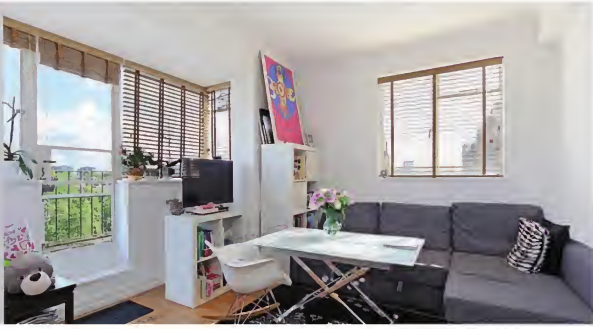


Hillsleigh Road, W8 £2,750,000 Freehold

A sensational architect designed house with an integral garage and a stunning west-facing garden. Arranged over three floors connected by a glass spiral staircase, this exciting property presents custom design behind a traditional facade. Situated in a peaceful enclave on the doorstep of Holland Park, the house falls within the Campden Hill Square catchment area (subject to application) and is ideally situated for the amenities of both Notting Hill Gate and Holland Park Avenue. EPC=D. Reception room, two bedrooms, two bathrooms, kitchen and garden. **Joint Sole Agents**

020 7937 9976 chloe@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk



Lancaster Gate, W2 £450 per week Fees Apply

Superb one bedroom flat located within a well-managed building. Benefiting from a good size reception room leading to a private roof terrace and located just moments from Hyde Park and Lancaster Gate tube station. EPC=G. Reception room, bedroom, bathroom, kitchen and roof terrace. Unfurnished. **Sole Agents**

020 7221 2277 neha@mountgrangeheritage.co.uk



Ledbury Road, W11 £1,650 per week Fees Apply

A wonderful maisonette with fabulous light and generous living accommodation. This incredible property is situated on the best stretch of this fashionable street just seconds from Westbourne Grove and only five minutes' walk from Notting Hill Gate. EPC=F. Reception room, four bedrooms, two bathrooms and kitchen. Furnished or unfurnished.

020 7221 2277 sophie@mountgrangeheritage.co.uk



St Lukes Road, W11 £645 per week Fees Apply

This charming flat has a stylish interior, wood floors throughout and flexible accommodation. Superbly located in the very heart of Notting Hill with a wealth of shops and boutiques on its doorstep. EPC=D. Reception room, three bedrooms, bathroom, kitchen, garden and communal gardens. Furnished. **Sole Agents**

020 7221 2277 hannah@mountgrangeheritage.co.uk



St Marks Road, W10 £625 per week Fees Apply

Stunning flat on the raised ground floor of this impressive period property offering stylish flexible accommodation and great storage. The property is only a short walk from Ladbroke Grove tube station. EPC=D. Reception room, two bedrooms, bathroom and kitchen. Unfurnished. **Sole Agents**

020 7221 2277 neha@mountgrangeheritage.co.uk



Marloes Road, W8 £625 per week Fees Apply

A beautifully presented garden flat that has been refurbished throughout. This bright property boasts a large reception room with wood floors, new kitchen and a wonderful private garden with decked area and would ideally suit a professional person or couple. Pet considered. EPC=D. Reception room, bedroom, bathroom, kitchen and garden. Furnished. **Joint Sole Agents**

020 7221 2277 hannah@mountgrangeheritage.co.uk

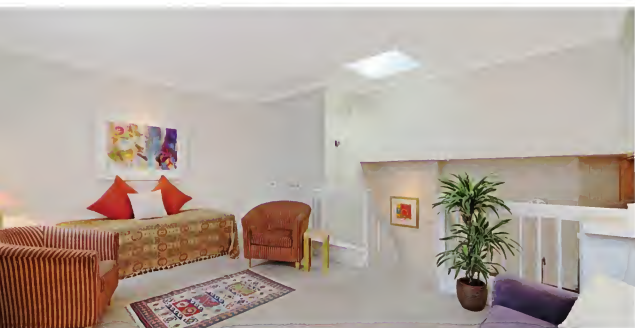
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Brewster Gardens, W10 £375 per week Fees Apply

Bright one bedroom split-level apartment in a fantastic location close to White City and Ladbroke Grove stations. The property also benefits from easy access to the green spaces of both the Little Scrubs and Wormwood Scrubs. EPC=D. Reception room, bedroom, bathroom and kitchen. Furnished. **Sole Agents**

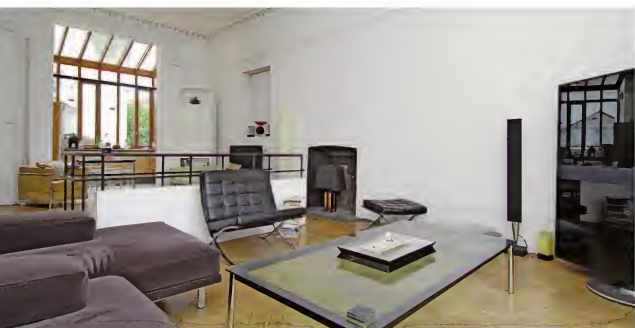
020 7221 2277 sophie@mountgrangeheritage.co.uk



Abbotsbury Close, W14 £1,950 per week Fees Apply

A beautiful family home situated in a desirable close moments from Holland Park. Refurbished to a high standard the property is arranged over two floors and benefits from a beautiful private garden and off-street parking. EPC=E. Two reception rooms, four bedrooms, two bathrooms, eat-in kitchen, garden and off-street parking. Unfurnished. **Sole Agents**

020 7221 2277 neha@mountgrangeheritage.co.uk



Radley Mews, W8 £415 per week Fees Apply

A newly decorated, bright and airy split-level flat with private entrance conveniently located within a quiet mews just a short walk to either High Street Kensington or Earls Court underground stations. EPC=E. Reception room, bedrooms, bathroom and kitchen, furnished. **Sole Agents**

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Holland Park Avenue, W11 £600 per week Fees Apply

A bright two bedroom apartment with a contemporary interior. The property offers spacious accommodation, wood floors and a south-facing balcony. Close to glorious Holland Park, Holland Park tube station and the many local amenities. EPC=C. Reception room, two bedrooms, two bathrooms, kitchen, balcony and off-street parking. Unfurnished. **Joint Sole Agents**

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Chepstow Villas, W11 £695 per week Fees Apply

Stunning maisonette in an elegant double fronted villa. A dramatic apartment created by a local architect with sympathy to the original period features but introducing contemporary design to the living space. EPC=E. Double reception room, bedroom, bathroom and kitchen. Unfurnished.

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Warwick Square, SW1V

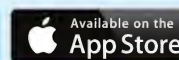
An exceptional three bedroom apartment arranged over the first floor of an attractive period building with lift on this prestigious garden square in Pimlico.

£1,280 per week*
Furnished/Unfurnished

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- Balcony
- Communal Gardens

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STEPHEN PAMNANI

LETTINGS MANAGER, JACKSON-STOPS & STAFF CHELSEA

On how the Chelsea charm offensive is continuing

The PCL lettings market has shown signs of a slowdown in the face of global economic uncertainty and Brexit. Chelsea's rental market has been one of the hardest hit areas in PCL, reporting over 3% drop in rents for one bed flats and over 4% drop for two bed flats according to our research over the last quarter. This is predominantly down to the area's applicant demographic.

However, over Q2, our Jackson-Stops & Staff Chelsea office is reporting that on average new lets are achieving a 4% rental increase. Renewals for existing tenants have seen rental increases on average at 3.1% compared with Q1 as tenants are choosing to remain in their current properties for longer periods.

We are also experiencing an increase of over 10% in landlords choosing to instruct us to fully manage their property and portfolios as the company's presence in local markets continues to grow significantly. New business has also increased in excess of 15% compared with Q1.

Looking forward, we believe the

Moore Street SW3 is a well-presented four double bedroom family house situated on one of the most desirable streets in Chelsea (£2,950pw; 020 7581 8431)



We could experience a dramatic upsurge in activity across Chelsea and Prime Central London

rental market will continue to gain momentum. We expect to see an increased number of tenants moving into the area, alongside an increase in activity for corporate relocation, which has seen a decline during the last 12-18 months due to Brexit uncertainty. Once confidence returns to the market and the country's EU exit deal becomes clearer, especially clarifying the status of EU residents based here, we could experience a dramatic upsurge in activity across Chelsea and rest of PCL.

In summary, we believe the fundamentals for the rental market remain strong. Our experience, knowledge and understanding of the PCL market puts us in a strong position to meet our customer needs.



**Cadogan Gardens,
Chelsea, SW3
£3,600 per week**

A ground and lower ground floor apartment, located in this desirable period building 0.2 miles from the amenities of Sloane Square. Three double bedrooms, three bathrooms, guest WC, reception room, kitchen/dining room, terrace, patio, lift. Furnished and available now.

**020 7581 8431;
jackson-stops.co.uk**



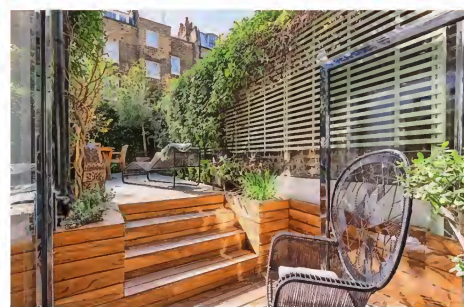
Moore Street, SW3

A four bedroom house with a separate lower ground floor flat, located 0.3 miles from Sloane Square underground station.

Main house: 2 reception rooms, kitchen, en suite master bedroom with dressing room, 2 further bedrooms, 2 bathrooms; balcony, 2 terraces.

Flat: Reception room, kitchen, bedroom, bathroom; garden. EPC rating E

£4,600,000 Freehold



Moore Street, SW3

A five bedroom house with a west-facing garden, located 0.3 miles from Sloane Square underground station.

Reception room, kitchen/dining/family room, en suite master bedroom with dressing room, 4 further bedrooms, 2 bathrooms, study, WC; garden, balcony. EPC rating D

£4,800,000 Freehold

People Property Places

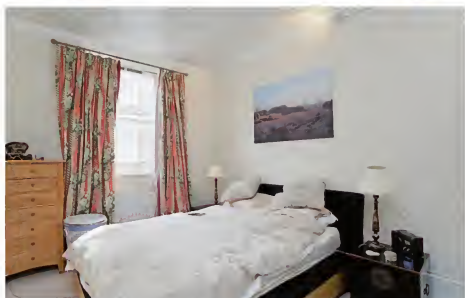
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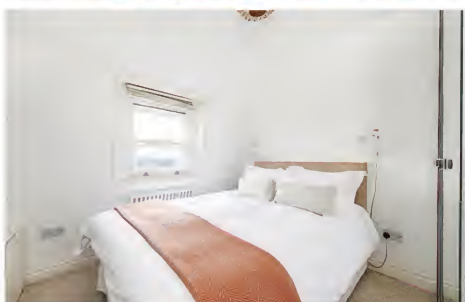


Gloucester Street, SW1V

A purpose built period style apartment in a block with a porter and secure underground parking located in Pimlico, 0.4 miles from both Pimlico and Victoria stations.

Reception room, kitchen, en suite master bedroom, further bedroom, bathroom; balcony; storage. EPC rating C

£1,000,000 Share of Freehold



Alderney Street, SW1V

A recently refurbished one bedroom apartment located in the heart of the 'Pimlico Grid', 0.4 miles from Victoria station.

Open plan reception room/kitchen, bedroom, bathroom; attic storage. EPC rating C

£600,000 Share of Freehold

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Moore Street, SW3

A four double bedroom house located 0.3 miles from the amenities of Sloane Square.

3 reception rooms, kitchen, 4 bedrooms with en suite bath/shower rooms, study, guest WC; terrace, patio garden. Unfurnished. EPC rating D

£2,950 per week (*fees apply)

Chelsea 020 7581 8431



Warwick Square, SW1V

A second floor apartment (with lift) with access to the private gardens of Warwick Square, located 0.3 miles from Victoria station.

Reception room, kitchen, 2 bedrooms, bathroom. Unfurnished. EPC rating C

£850 per week (*fees apply)

Pimlico 020 7828 4050

* For full details of all associated fees please visit our website: www.jackson-stops.co.uk/london/tenants-service-charges.html

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**Lillie Road,
Fulham, SW6
£700,000**

**Fulham 020 3486 2280
fulhamroad.sales@kfh.co.uk**

Extending to 885 sq ft is this light and airy two double bedroom, top floor apartment benefiting from high ceilings and a south westerly aspect.

This property is located close to the amenities of Fulham.

- Spacious reception room
- Bright kitchen / diner
- Two double bedrooms
- Two en suite bathrooms
- Beautifully presented
- Great location
- Chain free
- 122 years left on the lease
- Leasehold
- EPC rating D

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**Brompton Road,
Knightsbridge, SW3
£2,400,000**

**South Kensington 020 3040 6370
southkensington.sales@kfh.co.uk**

This well presented two bedroom apartment is ideally located in a portered building opposite Harrods. The property has a large master suite, second double bedroom and a spacious open plan reception room.

The property is situated in the heart of Knightsbridge in a highly desirable location.

- Two double bedrooms
- Two bathrooms
- Master suite
- Portered building
- Opposite Harrods
- Leasehold
- EPC rating C



**Effie Road,
Fulham, SW6**
£575 pw / £2,491 pcm

Fulham and Chelsea 020 7736 6737
fulham.lettings@kfh.co.uk

This unique two double bedroom, two bathroom property offers spacious open plan living with wooden flooring throughout. Located moments from Fulham Broadway underground station.

Fulham Broadway offers an excellent selection of shops and restaurants, including the world famous Harwood Arms, which is still the only pub in London to hold a Michelin Star.

- Spacious open plan living area
- Modern fully fitted kitchen with appliances
- Two double bedrooms
- Two bathrooms
- Good storage throughout
- Unfurnished
- EPC rating B

£210 tenancy agreement fee per property. Other fees apply, visit kfh.co.uk/lettingsfees

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JONATHAN ACHAMPONG, WEDLAKE BELL

The legal wranglings when it comes
to share of freehold



Q I am buying a flat that is being marketed as having a 'share of freehold'. Please explain what that phrase actually means, whether there is still a lease and whether I need consent to alter the flat after I purchase it?

A Buying a share of freehold means that you will acquire a shared ownership of the freehold title relating to the building, as well as a leasehold interest in the individual flat. Usually the freehold title is registered in the name of a company in which the flat owners will be shareholders. Alternatively, the freehold title can be registered in the joint names of up to four individuals.

Owning a share of the freehold does not entitle you to simply ignore the terms of the lease. Accordingly, if the lease prohibits alterations without the landlord's consent, breaching the terms of the lease could have costly consequences.

A lease is a wasting asset that will become less valuable the shorter it becomes. A key advantage of owning a share of the freehold is that the co-freeholders can agree to grant themselves 999 year leases, thereby protecting the value of their investment. Owning a share of the freehold also means that the lessees can have greater control of the day-to-day management of the building.

Owning a share of freehold can have its drawbacks. For example, the administration involved in the management of a building can be time-consuming. Poor management can lead to a range of problems.

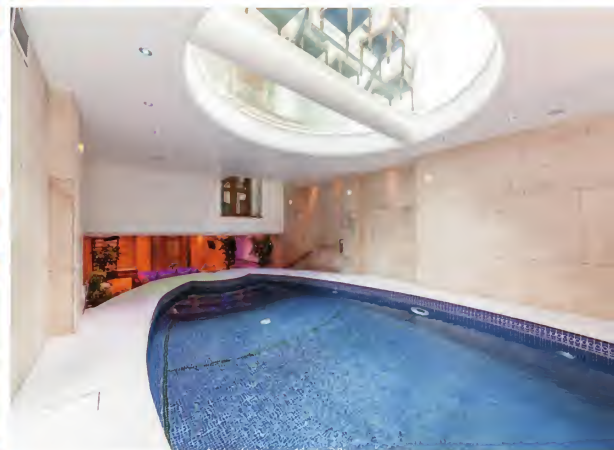
You should note that acquiring a share of freehold is generally a good thing, but doing so does come with its own issues. A good solicitor will help you to ensure that your share of freehold dream purchase does not turn into poorly managed building nightmare.

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inspiration visit theresident.co.uk



Cheyne Place, SW3

£12,500,000

This impressive seven bedroom house has close to 7,000 sq.ft of internal space which is very hard to find in a location like this. The expansive home has three grand living rooms, a large roof terrace, garden and a swimming pool in the sub basement, energy rating d.

London property / professionals



John Street, WC1N

£5,750,000

This Grade II Listed Georgian house, known locally as The Clock House, was originally built in 1799. It is a prominent property on John Street in this attractive Conservation Area. The house could do with some updating, but it is a lovely home, has great living space and five bedrooms.

Dexters Bloomsbury 020 7833 4466



Vantage Place, W8

£3,695,000

Immaculately presented and located within a charming Mews style gated development, this three bedroom, freehold house offers excellent living space. Arranged over three floors with two good living rooms, patio area, secluded roof terrace and integral garage, energy rating c.

Dexters South Kensington 020 7373 8883



Ennismore Gardens, SW7

£3,695,000

Located on the first floor of this stucco fronted property and with lift access, this spacious two bedroom apartment offers an impressive open reception area with doors onto the private terrace, energy rating c.

Dexters South Kensington 020 7373 8883



Redesdale Street, SW3

£4,500,000

A substantial Victorian house just south of the Kings Road. With wonderful living space, four bedrooms and a large south facing roof terrace, energy rating e.

Dexters Chelsea 020 7590 9510



The Knightsbridge, SW7

£6,500 pw

A luxurious four bedroom apartment set within this exclusive development. Close to Harrods and Hyde Park with a private balcony and use of spa and pool, energy rating c.

Dexters South Kensington 020 7976 5200



Adams Row, W1K

£8,000 pw

This charming family home offers contemporary style with four bedrooms and two reception rooms. Incorporating a private gym, cinema, terrace and garage, energy rating g.

Dexters Mayfair 020 7590 9595



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Everington Street, W6

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Waldemar Avenue, SW6

Beautifully refurbished throughout with a tasteful modern finish, this superb two double bedroom split level top floor flat offers contemporary living and spectacular views. Located on a charming street in the heart of Fulham with both Parsons Green and Putney Bridge underground stations close by, as well as the popular shops and restaurants on Fulham Road.

TWO BEDROOMS | OPEN PLAN KITCHEN RECEPTION | TWO BATHROOMS | TERRACE | EPC TBA

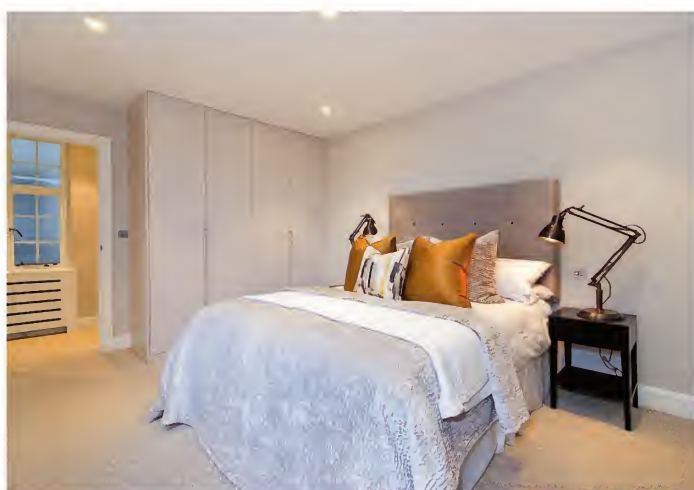
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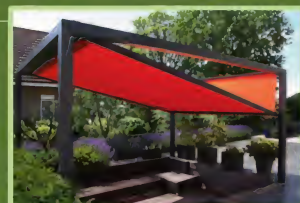


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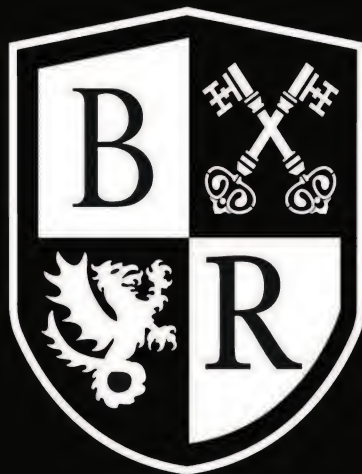
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